



236 THIRD STREET  
GREENPORT, NY  
11944

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[villageofgreenport.org](http://villageofgreenport.org)

**MAYOR**  
KEVIN STUESSI  
EXT 215

**TRUSTEES**  
MARY BESS PHILLIPS  
DEPUTY MAYOR

PATRICK BRENNAN

LILY DOUGHERTY-  
JOHNSON

JULIA ROBINS

**VILLAGE CLERK**  
CANDACE HALL  
EXT 214

September 19, 2024 at 6:00 PM  
Mayor and Board of Trustees – Work Session Meeting  
Third Street  
Firehouse  
Greenport, NY 11944

**AMENDED 9-19-2024**

**MOTION TO OPEN MEETING**

**PLEDGE OF ALLEGIANCE**

**MONTHLY REPORT**

- **FIRE DEPARTMENT – CHIEF ALAIN DEKERILLIS**  
Including compilation of all monthly meeting minutes

**MONTHLY REPORTS**

- **VILLAGE CLERK – CANDACE HALL**
- **VILLAGE TREASURER – ADAM BRAUTIGAM**  
Meter Department  
Housing Authority & Community Development
- **VILLAGE ADMINISTRATION**  
Road and Water Department  
Sewer Department  
Light Department  
Building Department  
Recreation Department  
Harbor Department  
Marina Manager
- **VILLAGE ATTORNEY – HARRIS BEACH PLLC**

**MAYOR AND VILLAGE BOARD OF TRUSTEES**

**BOARD DISCUSSION**

- Greenport Skatepark – mural proposal by Rena Wilhelm of The Greenport Skatepark Inc.
- Sandy Beach – request to be added to Village of Greenport Historic District
- Housing – opportunities within the Village
- 3<sup>rd</sup> Floor Overlay – Business District and Density Study
- Parking and Traffic Study
- Downtown Revitalization and Grants
- Sewer Study
- Ludlum Place property and appraisal
- Chris North of Southold Town Police Advisory Committee – discuss Southold PD within the Village

**PUBLIC TO ADDRESS THE BOARD****EXECUTIVE SESSION**

1. Labor Matters

File No. 24090601VLS944TP

**PECONIC APPRAISALS, INC.,**Thomas G. Padden, Certified Appraiser 517 Sterling Place, Greenport, NY 11944 888-843-4141 Fax: 866-728-7608**APPRAISAL REPORT**

To: Mr. Adam Brautigam  
Treasure  
Village of Greenport  
236 3rd Street  
Greenport NY 11944

From: Thomas G. Padden  
Date: 09/16/2024  
Date of Value: 09/06/2024  
Re: The Appraisal of:  
144 Central Avenue, Greenport, NY 11944 SCTM# 1001-5-1-16.2

Dear Mr. Brautigam:

As requested, I have herein appraised the above noted property using a Summary Appraisal Report format as provided by the Uniform Standards of Professional Appraisal Practice (USPAP), and The Columbia Society of Appraisers. This Summary Appraisal Report is intended for use only by the client noted above and assigns. It values the subject based upon the sales comparison approach. The income approach would provide less meaningful results and IS therefore not used in this report. Some supporting material normally included in a complete appraisal, in a complete appraisal report format, is not exhibited in this format. The exclusions consist of full discussions of area economic data, zoning, highest and best use; and full discussions of the sales data. These exclusions do not reduce the reliability of the appraisal of the subject property.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership for private financial purposes. The date of value is July 06, 2024, the inspection date.

This report is based on a physical analysis of the site, a location analysis of the neighborhood and town, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

The opinion of market value of the subject as noted above in the fee simple estate as of September 6, 2024, is:

**THREE HUNDRED FIFTY THOUSAND DOLLARS**  
**(\$350,000)**

Pictures of the subject, comparables maps are provided in the addenda.

Sincerely,



Thomas G. Padden  
Certified Residential Appraiser  
NYS 45-44037 CSA-R

# LAND APPRAISAL REPORT

File No.: 24090601VL5944TP

Property Address: 144 Central Ave City: Greenport State: NY Zip Code: 11944  
 County: Suffolk Legal Description: Dist 1001, Sect 5, Block 1, Lot 16 2

Assessor's Parcel #: 1001005000100016002 Tax Year: 2023 R.E. Taxes: \$ 0 Special Assessments: \$ 0  
 Market Area Name: Greenport Map Reference: 35004 Census Tract: 1701 01  
 Current Owner of Record: Greenport Village Borrower (if applicable): None  
 Project Type (if applicable):  PUD  De Minimis PUD  Other (describe) HOA: \$ 0 per year  per month  
 Are there any existing improvements to the property?  No  Yes If Yes, indicate current occupancy:  Owner  Tenant  Vacant  Not habitable  
 If Yes, give a brief description:

The purpose of this appraisal is to develop an opinion of:  Market Value (as defined), or  other type of value (describe)  
 This report reflects the following value (if not Current, see comments):  Current (the Inspection Date is the Effective Date)  Retrospective  Prospective  
 Property Rights Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe)  
 Intended Use: For Private Financial Purposes  
 Intended User(s) (by name or type): Village of Greenport

Client: Village of Greenport Address: 236 3rd Street, Greenport, NY 11944  
 Appraiser: Thomas G Padden Address: 517 Sterling Pl, Greenport, NY 11944-1234

Characteristics			Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural			<input checked="" type="checkbox"/> Owner 95	PRICE AGI (000) (yrs)	One-Unit 70% <input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%			<input type="checkbox"/> Tenant 5	315 Low 0	2-4 Unit 0%	* To: _____
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow			<input checked="" type="checkbox"/> Vacant (0-5%)	2,600 High 250	Multi-Unit 5%	
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining			<input type="checkbox"/> Vacant (>5%)	858 Prod 90	Comm 5%	
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply					OpenPubSp 20%	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.					%	

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: Other from above pertains to public facilities, parks and other open spaces. Long Island Sound is north, Peconic Bay is south, Maple Lane is east and Albertson Lane is west. The subject neighborhood has retail establishments, banks, restaurants and other businesses that service everyday needs locally. However, major shopping is not available in the area and is most closely available in Riverhead approximately 15 miles to the west. The lack of these facilities poses no detriment to marketing of properties in the area as prices have remained steady with increases over the past several years. Greenport is essentially a resort community with a significant portion of the population seasonal residents. The area primarily benefits from its water front with activities prevalent such as boating, beach bathing and fishing. Additionally, there are a number of restaurants, boutiques and the harbor front. In the areas north of the subject there is a concentration of farms and vineyards that see a good number of daily tourists particularly in the summer months. There are no economic factors that adversely affect the subject's market.

Dimensions: 44.2 x 69.9 x 43.67 x 66.5 Site Area: 2,998 Sq.Ft.  
 Zoning Classification: R2 Description: One and two-family residence  
 Do present improvements comply with existing zoning requirements?  Yes  No  No improvements  
 Uses allowed under current zoning: There are no improvements on site. The potential uses are as a single-family dwelling or as vacant.

Are CC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ /  
 Comments:  
 Highest & Best Use as improved:  Present use, or  Other use (explain) Research reveals the highest maximally productive use would be as a single or two-family dwelling  
 Actual Use as of Effective Date: Vacant Use as appraised in this report: Vacant  
 Summary of Highest & Best Use: Primary among the tests for highest and best use is legal permissibility. Other than vacant which is a lower use, the current use as a one or two-family dwelling is the only legal use and therefore the highest and best use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	44.2'
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Greenport L&P	Street	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Level
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bottled	Width	33+/-			Size	Smaller than typical
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Greenport Wat/Sewr	Surface	Asphalt			Shape	Rectangular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Greenport Wat/Sewr	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Greenport Wat/Sewr	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Verizon	Street Lights	Overhead Pole	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Altice	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements:  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe)  
 FEMA Spec 1 Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 36103C0176H FEMA Map Date 09/25/2009  
 Site Comments: Cable TV, electric, water and Telephone are not hooked in on site. see addendum..



# LAND APPRAISAL REPORT

File No.: 24090601VLS944TP

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Deeds

1st Prior Subject Sale/transfer: \_\_\_\_\_ Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject was purchased from the municipality.

Date: 05/17/2001  
 Price: 7,000  
 Source(s): Deed

2nd Prior Subject Sale/Transfer: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Price: \_\_\_\_\_  
 Source(s): \_\_\_\_\_

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>144 Central Ave Greenport, NY 11944</u>	<u>130 Sunset Ln Greenport, NY 11944</u>	<u>415 Kaplan Ave Greenport, NY 11944</u>	<u>450 Main St Greenport, NY 11944</u>
Proximity to Subject		<u>0.92 miles NW</u>	<u>0.44 miles W</u>	<u>0.61 miles NW</u>
Sale Price		\$ <u>315,000</u>	\$ <u>350,000</u>	\$ <u>375,000</u>
Price/ Sq.Ft.		\$ <u>42.54</u>	\$ <u>32.14</u>	\$ <u>17.22</u>
Data Source(s)	<u>GeoData</u>	<u>MLS LIBOR#3507805;DOM 71</u>	<u>MLS LIBOR#3522316;DOM 44</u>	<u>MLS LIBOR#3469884;DOM 102</u>
Verification Source(s)	<u>Assessor</u>	<u>Broker</u>	<u>Broker</u>	<u>Ass. Liber 13230 Pg 321</u>
VALUE ADJUSTMENT	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		<u>Arms Length Cash</u>	<u>Arms Length Cash</u>	<u>Arms Length Cash</u>
Date of Sale/Time		<u>05/05/2024</u>	<u>04/26/2024</u>	<u>09/19/2023</u>
Rights Appraised	<u>Fee Simple</u>	<u>Fee Simple</u>	<u>Fee Simple</u>	<u>Fee Simple</u>
Location	<u>Residential/Village</u>	<u>Residential/Town +15,000</u>	<u>Residential/Village</u>	<u>Resid/Town/Comm +18,000</u>
Site Area (In Sq.Ft.)	<u>2,998</u>	<u>7,405 -4,000</u>	<u>10,890 -8,000</u>	<u>21,780 -19,000</u>
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>11,000</u>	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>-8,000</u>	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>-1,000</u>
Adjusted Sale Price (in \$)		Net <u>3.5 %</u> Gross <u>6.0 %</u> \$ <u>326,000</u>	Net <u>2.3 %</u> Gross <u>2.3 %</u> \$ <u>342,000</u>	Net <u>0.3 %</u> Gross <u>9.9 %</u> \$ <u>374,000</u>

Summary of Sales Comparison Approach All four sales are the most recent and most similar vacant lots sold compared to the subject utilizing the MLS and other public record resources. Sale #1 is located in a quiet residential neighborhood outside Greenport Village boundaries and farther from the main shopping district. It benefits from its short proximity to the beach but on the whole is somewhat inferior to the subject. It warrants a market based +5% adjustment. Sale #3 is located adjacent to a gas station on busy Main Street outside Greenport Village. Its location is also inferior to the subject and warrants a market based +5% adjustment. Sale #4 is outside Greenport Village on Route 25, a very heavily trafficked road. Its location is also inferior to the subject. It warrants a market based +10% adjustment. The lot size adjustment of \$1/square foot is based on the factor that produces the narrowest range of adjusted sales. There is no adverse effect on the subject with its adjacent condominium complex to its east. There is not an excessive amount of noise and the traffic veers away from the subject for the most part.

PROJECT INFORMATION FOR PUDs (if applicable)  The Subject is part of a Planned Unit Development.

Legal Name of Project: \_\_\_\_\_  
 Describe common elements and recreational facilities: \_\_\_\_\_

Indicated Value by Sales Comparison Approach \$ 350,000

Final Reconciliation The range of adjusted sales is from \$326,000 to \$374,000. The value opinion was selected from within this range at \$350,000. It is supported by the adjusted price of sale #3 and #4.

This appraisal is made  "as is", or  subject to the following conditions: \_\_\_\_\_

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 350,000, as of: 09/06/2024, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 27 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:  Scope of Work  
 Limiting cond./Certifications  Narrative Addendum  Location Map(s)  Flood Addendum  Additional Sales  
 Photo Addenda  Parcel Map  Hypothetical Conditions  Extraordinary Assumptions

Client Contact: Adam Brautigam Client Name: Village of Greenport  
 E-Mail: abrautigam@greenportvillage.org Address: 236 3rd Street, Greenport, NY 11944

APPRaiser: Thomas G Padden SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Appraiser Name: Thomas G Padden Supervisory or Co-Appraiser Name: \_\_\_\_\_  
 Company: Peconic Appraisals, Inc. Company: \_\_\_\_\_  
 Phone: (888) 843-4141 Fax: 866-728-7608 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: peconicappr@gmail.com E-Mail: \_\_\_\_\_  
 Date of Report (Signature): 09/16/2024 Date of Report (Signature): \_\_\_\_\_  
 License or Certification #: 4500004037 State: NY License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Designation: CSA-R Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: 05/23/2026 Expiration Date of License or Certification: \_\_\_\_\_  
 Inspection of Subject:  Did Inspect  Did Not Inspect (Desktop) Inspection of Subject:  Did Inspect  Did Not Inspect  
 Date of Inspection: 09/06/2024 Date of Inspection: \_\_\_\_\_





**Supplemental Addendum**

File No. 24090601VI.S944TP

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				

**Scope of the appraisal:**

"Appraisal Report; Prepared in Accordance with USPAP Standards Rule 2-2(a)" or "This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP."

"This report's intended user is the client. Its use is to evaluate the subject property for the client's **private financial** purposes. The report is made subject to the stated scope of work, appraisal purpose, reporting requirements of this appraisal report form and the definition of market value. The appraiser does not identify any other additional intended users."

I have NOT performed services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. It is not a home inspection report and it should not be relied upon to disclose conditions of the property.

The client assigned the appraiser to perform a site inspection/observation of the subject property.

No consideration was given to any personal property throughout this report.

The extent of the appraisers investigation included:

- (1) reviewing the legal description of the subject property;
- (2) conducting an inspection/observation of the site unless otherwise stated in this report;
- (3) conducting an observation of the neighborhood and analysis of regional characteristics;
- (4) research of the listing service that may include, Geo Data, assessor records, Property Shark, Street Easy, MLS, RealQuest, and other published data sources and current listings (5) analysis of the selected comparable sales and listings and verification of the reported data; (6) consideration and analysis of the highest and best use of the subject property;
- (7) approaches to value were considered and used except where otherwise noted;
- (8) final reconciliation of the data to arrive at the estimated market value. Information regarding possible rental income and owner occupancy was obtained from the homeowner. No independent verification of this information is available through the normal course of business. MLS/broker photos may be used to better depict the dwellings at the time of the comparable sale or when the view is unavailable from the street. The actual photos are retained in the appraiser's work file.

This assignment cannot proceed without making some general assumptions. However, these assumptions should not be taken lightly or as a matter-of-fact. If any of these assumptions are found to be inaccurate, the opinions and conclusions reached herein could be in error, and jeopardize the user. The appraiser is not an expert in these fields, however, each of these assumptions can be explored by other experts and professionals.

The user should decide if these assumptions are acceptable. The appraiser is not an expert in the following fields and makes no guarantees, express or implied, regarding the topics of these assumptions. Unless otherwise stated, described, and considered in this report it is assumed:

- that the property is in full compliance with all applicable federal, state, and local laws and regulations. The subject property is legally and physically suitable for occupancy and livability.
- that all required licenses, permits, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government, or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value is based. This includes the American Disabilities Act.
- that the use of the land is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass.
- that there are no hazardous or toxic materials on, in, or near the property. The presence of substances such as, but not limited to, asbestos, urea formaldehyde foam insulation, radon, mold and other potentially hazardous or toxic materials would significantly affect the value opinion formed. The opinions and conclusions are predicated on the assumption that there
- is no such material on, in, or near the property that would cause a loss in value.

**Supplemental Addendum**

File No. 24090601VLS944TP

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				

- that the title to the property is good and marketable. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. And, that the property is free and clear of any liens or encumbrances.
- that the property is under responsible ownership and competent management.

**Conditions of the Appraisal**

The client has engaged Peconic Appraisals, Inc. to formulate an opinion of retrospective market value for the subject property located at 144 Central Avenue, Greenport, New York as of September 6, 2024, the date of inspection. The appraiser for the assignment is Thomas G. Padden, certified appraiser, license number NYS 45000044037 expiring on May 23, 2026. The intended use is to establish an opinion of market value for the subject property as of the effective date. The intended user is the client noted on page 1 of the appraisal form.

The subject property is located on the south side of Ludlam Place at the eastern most point of the street. in The Village of Greenport, Southold Town, Suffolk County, New York. It is known as 144 Central Avenue because the subject lot was originally owned by the owner to the south that is located on Central Avenue. It is identified on Suffolk County Tax Maps as, District 1001, Section 5, Block 1, Lot 16.2. The neighborhood boundaries are identified on page 1. of the attached appraisal form. The comparable sales used in the report are located within these boundaries. No sales, regardless of physical similarity to the subject were considered from outside this area. The comparable sales method is the applicable valuation method for the subject property. The income and cost approaches are inapplicable for a land appraisal and are therefore not used in this report.

Ideally, the best comparisons to the subject are those properties that are single or two family residentially zoned vacant lots that sold most recently and that have similar characteristics to the subject. These include but are not limited to similar lot size. Unfortunately, properties that sold recently that have completely similar features to the subject are not available in the market based on research. Therefore, it was necessary to compare properties that are otherwise most similar to the subject among all of the sales that closed most recently from the effective date. Differences between the subject and the comparable sales were adjusted. Adjustments are based on the appraiser's knowledge and experience in the local market taking into account specific features and their relative desirability in the subject market. An explanation of the adjustments is noted below.

The comparable sales are displayed in a grid in this report and are adjusted on a market basis for their significant dissimilarities. The net effect is to establish a range of adjusted sales prices/acre from which the value opinion is established. The basis of the value opinion is made by the weight or influence given to the specific sales. An explanation of this is given in the reconciliation comments noted below.

**Highest and Best Use**

Primary among the tests for highest and best use is legal permissibility. Since a single-family dwelling is the only legal use, other than vacant which is a lower use, then that is the highest and best use. Further, since no other alternative use may be considered, an alternate use is not physically possible, not financially feasible and not most profitable.

**Neighborhood Description**

The subject's neighborhood section: Greenport

Subject Location: Residential

School District: Greenport

Township: Southold

**Neighborhood - Market Conditions**

(Including support for the above conclusions)

Interest rates remain in the single digits and 30 year fixed mortgages are readily available to qualified buyers. Property value trends and marketing times are noted on page 1. The subject falls within the range of sales for this neighborhood and is considered an appropriate improvement for this area.



**Supplemental Addendum**

File No. 24090601VL5944TP

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				

Market value is defined as the most probable price which a property should bring in a competitive open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what her or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

USPAP defines exposure time as – The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. This means that in all assignments that use forms with the preprinted definition of market value as stated above, the appraiser must make a hypothetical condition that the property is being sold and report a reasonable exposure time, in the subject market, for the property to sell at the appraised value.

To clarify the differences between exposure and marketing times:

- Exposure time is deemed to expire as of the effective date the appraisal - it examines the time frame leading up to the date of valuation, linking the value estimate to how long the property would have required exposure in order to sell at the estimated market value.
- Marketing time is deemed to start at the effective date of the appraisal, looking forward in time. It is a prediction of how long a property would require exposure to a competitive and open market in order to find a buyer, under either typical or prescribed circumstances.

Overall, the exposure time for the subject at the appraised value is (90 to 180 days) based on market data derived from MLS and other research services.

**Site comments**

No apparent adverse easements or encroachments were noted at time of observation. Typical utility easements prevail.

The subject is located in a suburban residential neighborhood. The use of on-site water, sanitary(septic/cesspools), bottled gas and oil tanks is common in areas that do not have these utilities from the street. This is common for the area and generally has little effect upon marketing unless otherwise stated in this report.

Public sewers are not available in the area. This is common with no adverse effect on marketing.

**SALES COMPARISON APPROACH METHODOLOGY**

The sales comparison approach involved the comparison of the subject property to similar properties that have sold in the same or in a similar market. The following steps were used to estimate the value of the subject property by the sales comparison approach:

- 1) Research was conducted of pertinent sales, listings, offerings available from similar vacant land sites.
- 2) Public sources were used to confirm and qualify the sale prices as to the terms, motivating forces and bona fide nature of each transaction.
- 3) Comparisons were made as to the important attributes of each comparable property to the subject property under the general categories of time, location, physical characteristics and conditions of sale.
- 4) All dissimilarities were considered and their probable affect on the price of each comparable property to derive a market value indication for the subject property.
- 5) From this analysis an opinion of market value of the subject's fee simple estate was formulated.

All of the sale photos indicate the presence of dwellings. Thirty three years have passed from the effective date to the present and all of the lots used for sales were improved upon during that period. Originally, these were vacant waterfront lots.

**Supplemental Addendum**

File No. 24090801VLS944TP

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				

**Signatures**

This appraisal report may incorporate digitally encrypted original signatures. The signatures are protected by a password, and cannot be added, deleted or changed by anyone other than those with authorized password access. As a result, this document should be construed as an original, signed document. The appraiser maintains sole control of affixing his or her signature to the report as required by USPAP and it is protected against unauthorized changes.

**Assumptions, Limiting Conditions & Scope of Work**

File No.: 24090601VLS944TP

Property Address: 144 Central Ave	City: Greenport	State: NY	Zip Code: 11944
Client: Village of Greenport	Address: 236 3rd Street, Greenport, NY 11944		
Appraiser: Thomas G Padden	Address: 517 Sterling Pl, Greenport, NY 11944-1234		

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis

of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area.

Because

the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved

in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no

guarantees or

warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist

or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the

field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items

that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the

client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

Possession of this

report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties

assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.): An extraordinary assumption is made that the subject is buildable and separate. If it is determined that this is not the case, then the value may be different and the appraiser retains the right to amend the report accordingly.



# Certifications & Definitions

File No.: 24090601VLS944TP

Property Address: 144 Central Ave	City: Greenport	State: NY	Zip Code: 11944
Client: Village of Greenport	Address: 236 3rd Street, Greenport, NY 11944		
Appraiser: Thomas G Padden	Address: 517 Sterling Pl, Greenport, NY 11944-1234		

### APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

### DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and

Client Contact: Adam Brautiqam	Client Name: Village of Greenport
E-Mail: abrautiqam@greenportvillage.org	Address: 236 3rd Street, Greenport, NY 11944

<p>APPRAISER</p>  <p>Appraiser Name: Thomas G Padden                  Company: Peconic Appraisals, Inc.                  Phone: (888) 843-4141 Fax: 866-728-7608                  E-Mail: peconicappr@gmail.com                  Date Report Signed: 09/16/2024                  License or Certification #: 45000044037 State: NY                  Designation: CSA-R                  Expiration Date of License or Certification: 05/23/2026                  Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)                  Date of Inspection: 09/06/2024</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____                  Company: _____                  Phone: _____ Fax: _____                  E-Mail: _____                  Date Report Signed: _____                  License or Certification #: _____ State: _____                  Designation: _____                  Expiration Date of License or Certification: _____                  Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect                  Date of Inspection: _____</p>
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SIGNATURES

## **PRIVACY NOTICE**

**Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.**

### **Types of Nonpublic Personal Information We Collect**

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

### **Parties to Whom We Disclose Information**

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

### **Confidentiality and Security**

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.



### Subject Photo Page

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				

#### Subject Front

144 Central Ave  
Sales Price  
G.L.A.  
Tot. Rooms  
Tot. Bedrms.  
Tot. Bathrms.  
Location Residential/Village  
View  
Site 2,998  
Quality  
Age



#### Subject Side



#### Subject Street





### Photograph Addendum

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				



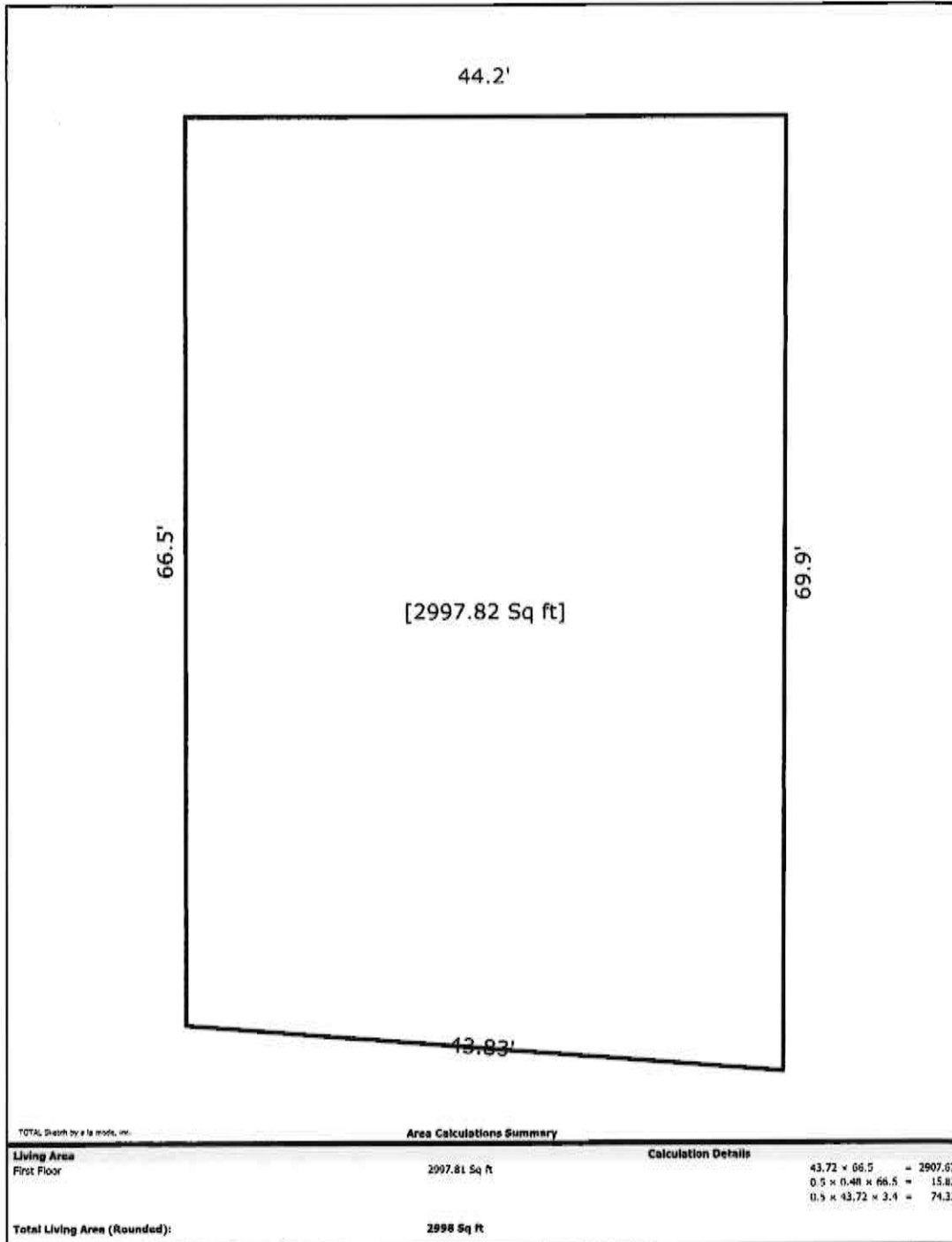
Side



Street

### Lot Sketch

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				



### Comparable Photo Page

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				



#### Comparable 1

130 Sunset Ln  
 Prox. to Subject 0.92 miles NW  
 Sale Price 315,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Residential/Town  
 View  
 Site 7,405  
 Quality  
 Age



#### Comparable 2

415 Kaplan Ave  
 Prox. to Subject 0.44 miles W  
 Sale Price 350,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Residential/Village  
 View  
 Site 10,890  
 Quality  
 Age



#### Comparable 3

450 Main St  
 Prox. to Subject 0.61 miles NW  
 Sale Price 375,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Resid/Town/Comm  
 View  
 Site 21,780  
 Quality  
 Age



**Comparable Photo Page**

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				



**Comparable 4**

4600 Route 25  
 Prox. to Subject 0.93 miles NE  
 Sale Price 355,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Resid/Town/Busy  
 View  
 Site 41,154  
 Quality  
 Age

**Comparable 5**

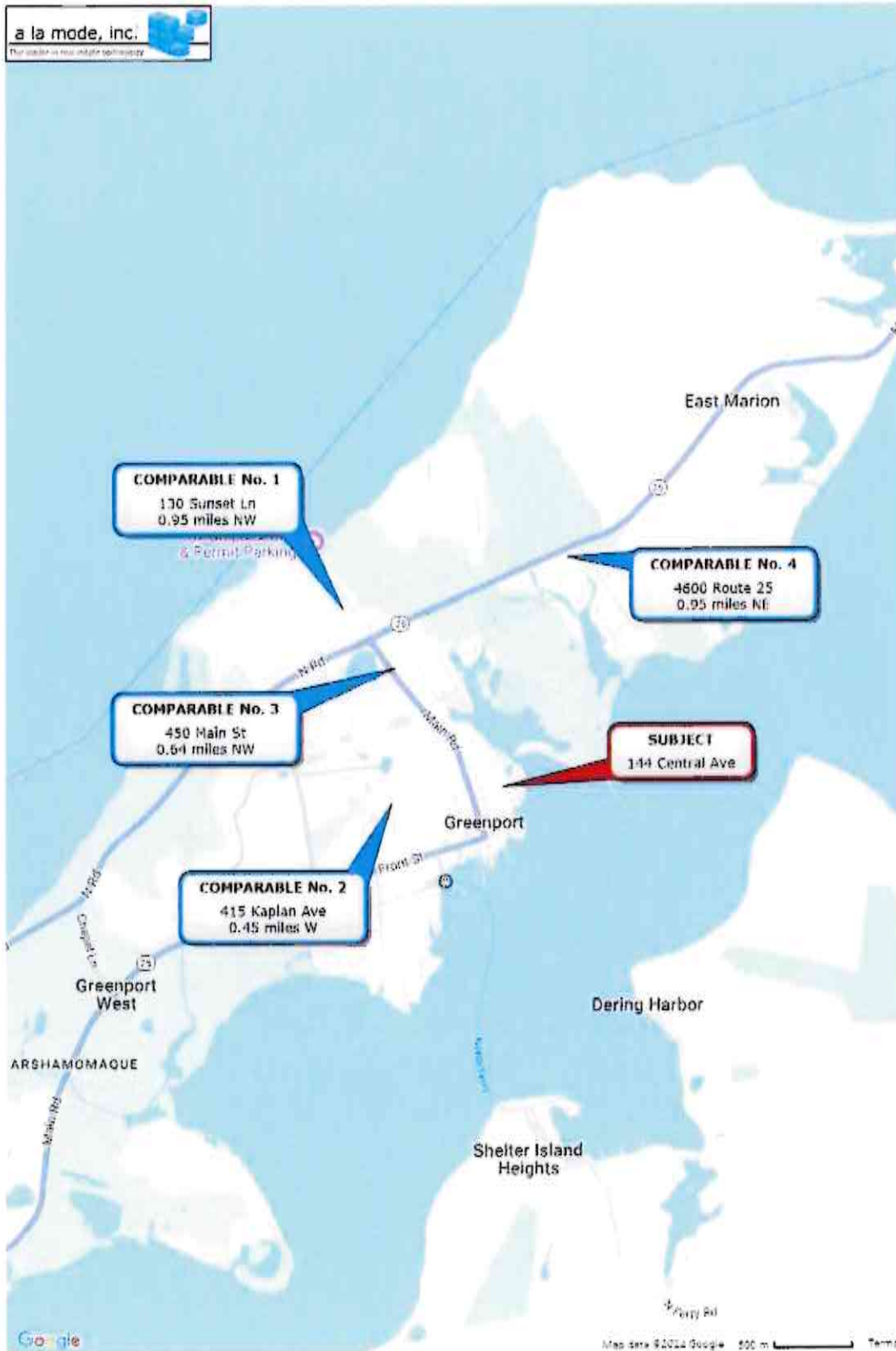
Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

**Comparable 6**

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

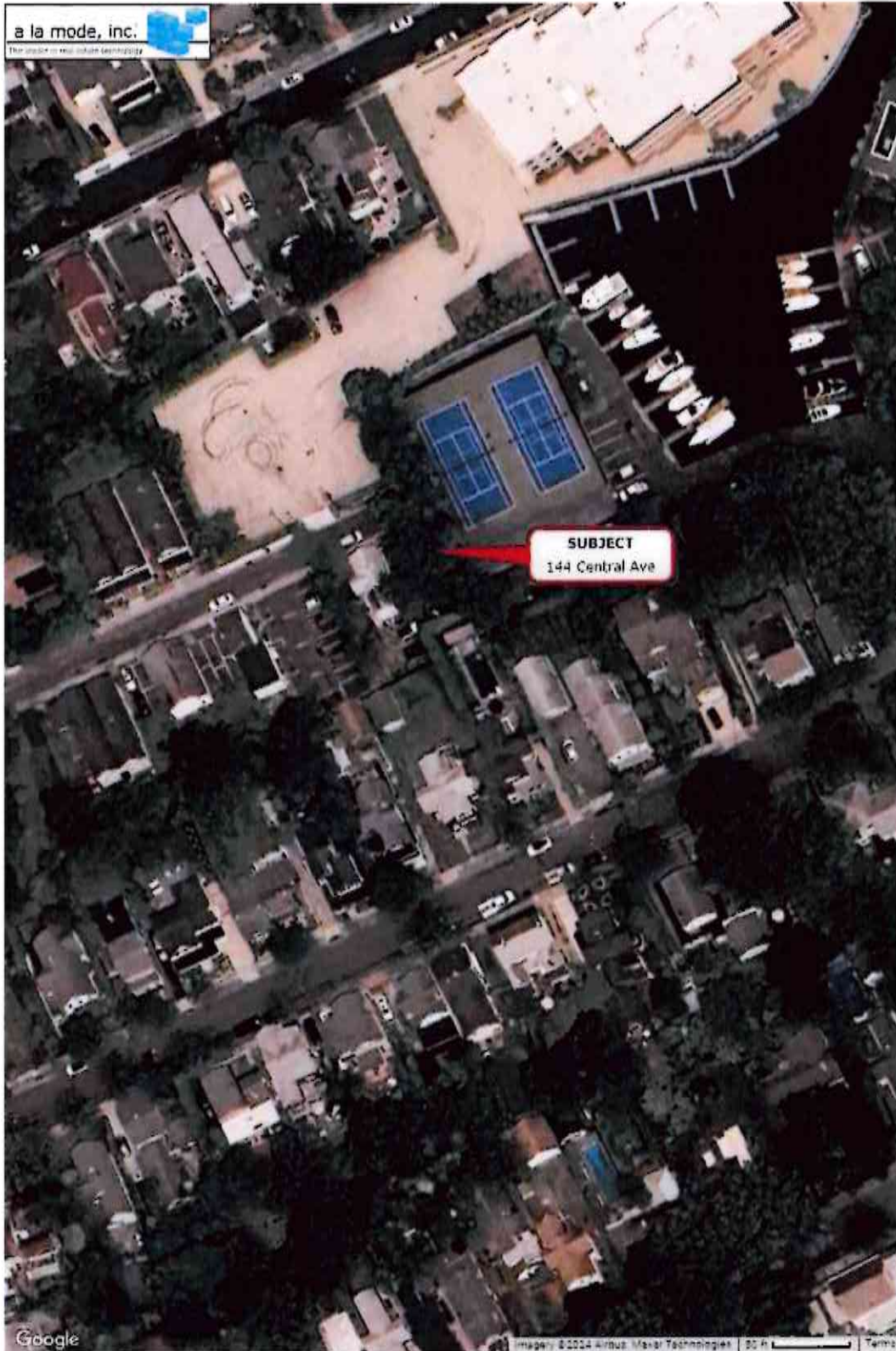
### Location Map

Borrower/Client	None						
Property Address	144 Central Ave						
City	Greenport	County	Suffolk	State	NY	Zip Code	11944
Lender	Village of Greenport						



### Aerial Map Subject

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				





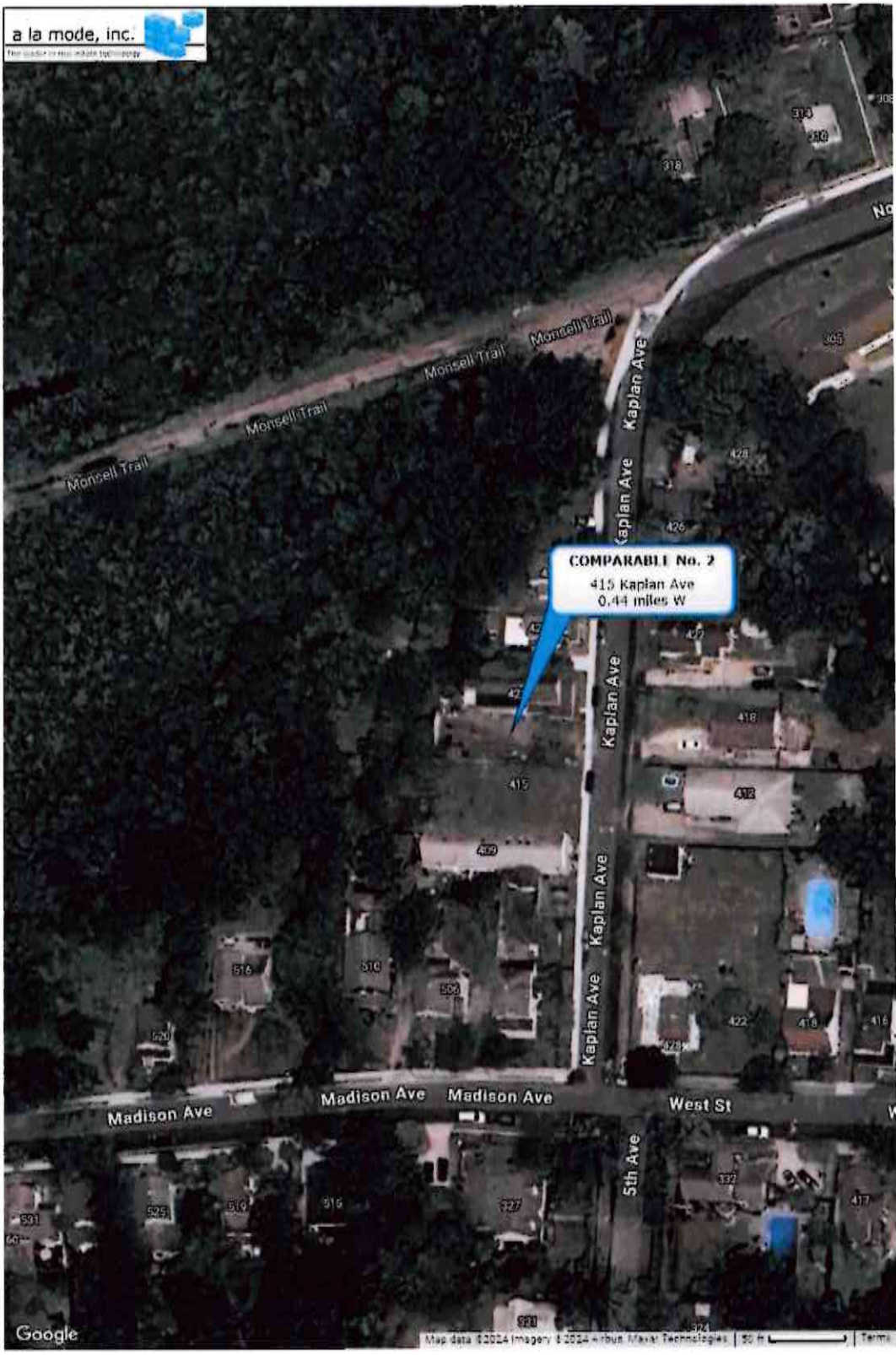
### Aerial Map Sale #1

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				



### Aerial Map Sale #2

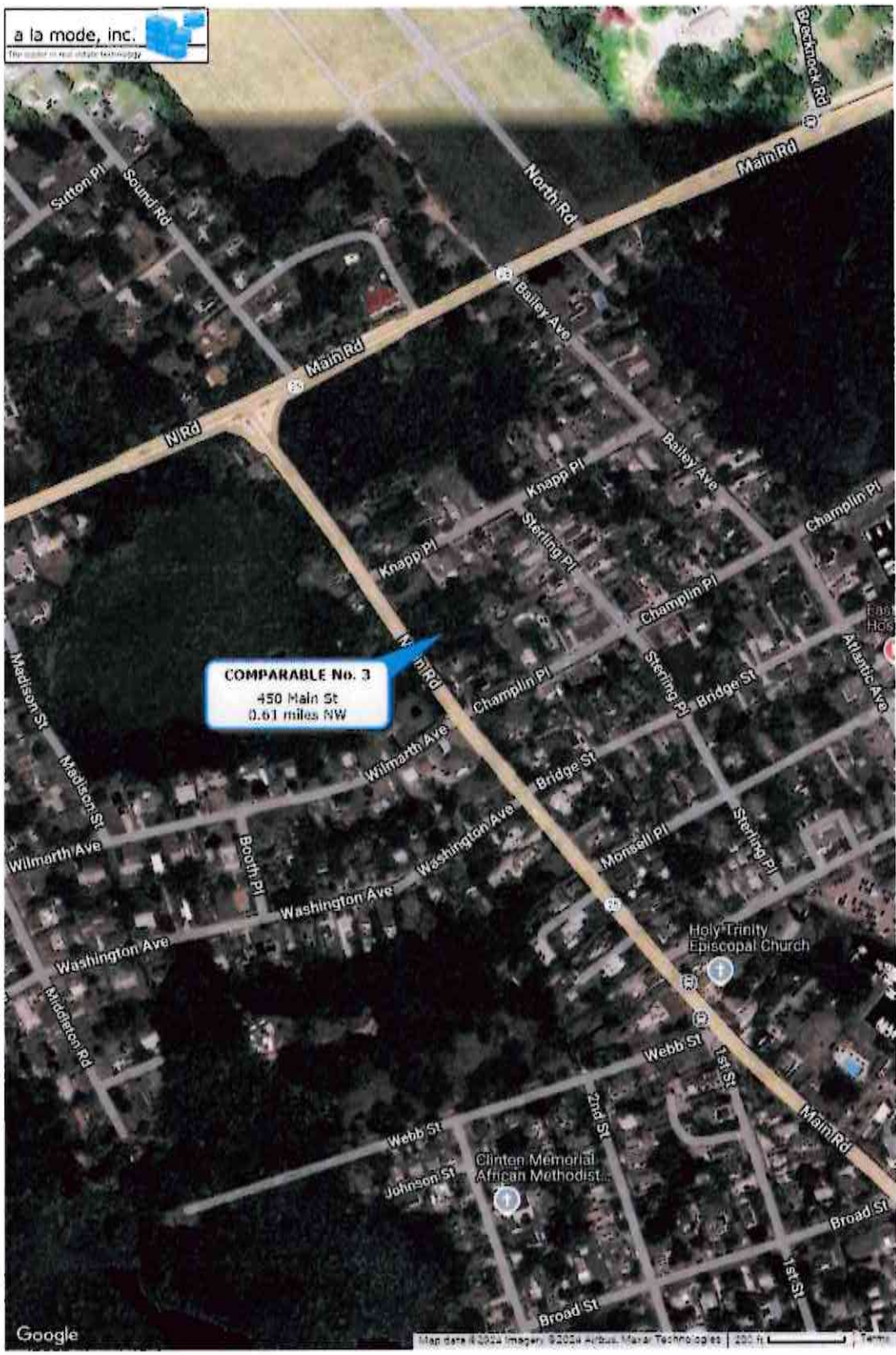
Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				





### Aerial Map Sale #3

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				





### Aerial Map Sale #4

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY
				Zip Code	11944
Lender	Village of Greenport				



### Plat Map Subject

Borrower/Client	None		
Property Address	144 Central Ave		
City	Greenport	County	Suffolk
		State	NY
		Zip Code	11944
Lender	Village of Greenport		



### Plat Map Sale #1

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				





**Plat Map Sale #2**

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				



**Plat Map Sale #3**

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY Zip Code 11944
Lender	Village of Greenport				



### Plat Map Sale #4

Borrower/Client	None				
Property Address	144 Central Ave				
City	Greenport	County	Suffolk	State	NY
Zip Code	11944				
Lender	Village of Greenport				







236 THIRD STREET  
GREENPORT, NY  
11944

Tel: (631)477-0248  
Fax: (631)477-1877

[villageofgreenport.org](http://villageofgreenport.org)

**MAYOR**  
KEVIN STUESSI  
EXT 215

**TRUSTEES**  
MARY BESS PHILLIPS  
DEPUTY MAYOR

PATRICK BRENNAN

LILY DOUGHERTY-  
JOHNSON

JULIA ROBINS

**TREASURER**  
ADAM BRAUTIGAM  
EXT 217

**VILLAGE CLERK**  
CANDACE HALL  
EXT 214

Submitted: September 11, 2024  
Meeting: September 19, 2024 6:00 PM  
*Work Session Meeting*  
To: Mayor Kevin Stuessi  
Board of Trustees  
Prepared By: Jeanmarie Odden, *Deputy Clerk*  
From: Jeanmarie Odden, *Deputy Clerk*  
Department: Village Clerk Department

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### **Greenport Fire Department September 2024 Work Session**

**Attachments:**

Greenport Fire Dept Sept 2024 Work Session Report (PDF)

CHIEF ALAIN DeKERILLIS  
1<sup>ST</sup> ASST CHIEF WAYNE MILLER  
2<sup>ND</sup> ASST CHIEF DAVID NYCE  
CHAPLAIN FRANK MUSTO  
ASST. CHAPLAIN CLAUDE KUMJIAN  
SECRETARY/TREASURER CLIFF HARRIS



(631) 477-9801 – STATION 1  
(631) 477-8261 – STATION 2  
(631) 477-1943 – CHIEF'S OFFICE  
(631) 477-4012  
311 THIRD STREET – PO BOX 58  
GREENPORT, NY 11944  
Email: [gfdsecretary@greenportvillage.org](mailto:gfdsecretary@greenportvillage.org)  
[www.greenportfd.org](http://www.greenportfd.org)

## Meeting of the Board of Wardens

Wednesday August 21, 2024

### OPENING

Chief Alain de Kerillis opened the meeting at 7:00pm with The Pledge of Allegiance to the Flag and a moment of silence for the departed members.

### ATTENDANCE

Chief Alain de Kerillis

1<sup>st</sup> Ass't Chief Wayne Miller

2<sup>nd</sup> Ass't Chief David Nyce

Wardens Bernard Purcell and Wayde Manwaring of Eagle Hose Co. #1

Wardens Norma Corwin and Antone Volinski III of Relief Hose Co. #2

Warden Robert Hamilton of Star Hose Co. #3

Wardens Clifford Harris and Peter Harris of Phenix Hook & Ladder Co. #1

Mary Bess Phillips VOG/GFD Liaison

Excused: Warden Patrick Brennan of Star Hose Co. #3, and Wardens Scott Hollid and Jordan Arnold of Standard Hose Co. #4

THOSE WISHING TO ADDRESS THE BOARD- None.

### READING OF THE PREVIOUS MINUTES

Motion made by A. Volinski III, seconded by R. Hamilton, to approve the minutes of the July 17, 2024 meeting of the Board of Wardens as printed and distributed. Motion Carried.

### FINANCE COMMITTEE

The finance committee report was read by Chief Nyce. Motion made by A. Volinski III, seconded by B. Purcell, to accept the report. Motion Carried.

COMPANY OFFICERS' MEETING MINUTES- No Report.

### TREASURER'S REPORT

The Treasurer's report was read by Treasurer C. Harris. Motion made by P. Harris, seconded by A. Volinski III, to accept the treasurer's report as read. Motion carried. (report attached)

1. C. Harris is going to Capital one with Jim tomorrow.

**BILLS-** None

**COMMUNICATIONS**

1. Suffolk County Burn Center- donation Letter. Chief de Kerillis would like to donate \$240.
2. North Patchogue FD Casino night, October 19, 2024.
3. East Quogue FD Seafood and Beer Festival, September 21, 2024.
4. Smithtown FD Ca\$h Ba\$h fundraiser, May 16, 2025.
5. Southampton FD Muster, Sept 14 2024.

Chief Alain de Kerillis is going to make copies of the address to donate to the Burn Center and put it in the companies mailboxes.

Motion by W. Manwaring, seconded by R. Hamilton, to file and/or forward all communications , Motion carried.

**APPLICATIONS FOR MEMBERSHIP-**

1. Charles Breitstadt to Relief Hose. Motion made by A. Volinski III, seconded by C. Harris to accept application for membership. Motion Carried.

Sue Kostal and Bryce Reed are on the agenda at the Village meeting for this month.

**REPORTS OF COMMITTEES**

**Buildings and Grounds**

1. C. Harris reported that the electrical work has been done on the hood, the contactor has been moved. He has a PO for the counter tops and is trying to get them here ASAP. The bathroom door has been replaced and the stainless steel is in the bathroom under the hand dryer.

**Bylaws-** No Report.

**Finance-** No Report.



**Fire District** – No Report.

**Pre-Incident Planning**- No Report.

**Service Awards**- No Report.

**Recruitment**-

1. Chief Alain de Kerillis asked if we have an application for Juniors. W. Manwaring said that it is just the regular application, but they only use the first page and there is a spot for Juniors. 2<sup>nd</sup> Asst. Chief Nyce requested that the committee get together because there are a few kids that are interested. A. Volinski asked if there is any money in their account. The account has \$4,363.73.

**Casualty Fund** No Report.

**Funeral**-No Report.

**Communications**

1. W. Manwaring brought up the new tower in Southold and mentioned that he asked Bob Corwin to ask the radio personnel if putting an antenna would help. 1<sup>st</sup> Asst. Chief Miller said that it wouldn't. Chief de Kerillis said that having the CAD system is the solution. We are the only department without one.

**Trips & Travel**-

1. B. Purcell requested use of the van 10/8 to go upstate for George Mathias memorial.
2. W. Manwaring mentioned that the vital signs EMS is in Rochester 10/16-10/20. N. Corwin said that if we are sending anyone it should only be members in good standing.

**COMPANY REQUESTS**

**Eagle Hose Co. #1**- Budget items, antenna for police radio, headphones wired back into truck, use of downstairs for dart league beginning Oct 11<sup>th</sup>.

**Relief Hose Co. #2**- Requesting to hold a car show 10/13 at polo grounds, 6 replacement stream light flashlight batteries, budget items, permission to reinstate the dance at Washington's birthday and have duties reassigned. They do not have the battery inventory.

Star Hose Co. #3- Headphones. C. Harris said that they're getting rebuilt. R. Hamilton asked if the missing one is being replaced. 2<sup>nd</sup> Asst Chief D. Nyce said yes 1 is being purchased and two are being rebuilt.

Standard Hose Co. #4- Budget items, dollies.

Phenix Hook & Ladder Co. #1- Budget items, as per finance, wet down for the truck 10/6.

Rescue Squad- Collar bags- waiting for a PO, asked if the Chief's received anything about football games for GHS yet, request for executive session.

Fire Police- Budget items.

Water Rescue- going to have to move the numbers on 8-3-10 to get registration on there. Reflective Image will do it for no charge.

#### **UNFINISHED BUSINESS –**

1. 2<sup>nd</sup> Asst. Chief Nyce brought up the radios and getting a grant for them. He got some quick numbers and the idea is for each truck to get 2 apx 8000 radios which are \$8,000 a piece and 3 apx 6000s being \$6,000 a piece. Car chargers are a part of the cost and we wouldn't necessarily need them because the chargers we have in the trucks would charge the apx 8000s and 6000s, not the PR 1500s. The bank chargers would have to go and we would need to get the car chargers for those. More discussion ensued about using the grant guys we have already paid. Mary Bess Phillips mentioned the CAD program and trying to get a grant for that. She also said that as long as the Chiefs include her in everything, we can make sure it goes to the work session. Motion made by W. Manwaring, seconded by A. Volisnki III, to move forward with 2 apx 8000s and 3 apx 6000s per truck and to move forward with the grant writer. Motion Carried.
2. 2<sup>nd</sup> Asst Chief Nyce reported the web page should be up and running soon. They would love pictures of each apparatus for the page.
3. 2<sup>nd</sup> Asst Chief Nyce also reported that the photos for the calendar are done, and it is going to cost more than he expected. They want to print 500 of them and the total cost will be \$3,750. Selling them at \$25 per calendar. The back of the calendar will have info for recruitment etc. He is looking for authorization to spend that amount on the calendars.

4. 2<sup>nd</sup> Asst Chief Nyce said that they met with Peconic Landing and San Simeon. It went well. Peconic Landing's EMTs will ride on the ambulance. He suggested getting a tablet for them to use at Peconic Landing. They just need to figure out the two EMTs that are a part of other departments. They can't get LOSAP points, but we need letters from their departments saying they can ride.
5. 1<sup>st</sup> Asst Chief Miller read an email from the grant guys and said all they need to do is reach out to Alex.

**REPORTS OF DELEGATES-** None.

**NEW BUSINESS-**

1. 2<sup>nd</sup> Asst. Chief Nyce asked about having a battery back up for the radio room and if whether or not we can do it. Chief de Kerillis said that he will have Bob talk to Dennis.

**GOOD OF THE DEPARTMENT**

1. Motion made by A. Volinski III, seconded by W. Manwaring, to approve the date for the wet down. Motion Carried.
2. N. Corwin said that she doesn't think we should get a new tablet for Peconic Landing, she said they can do it on a computer. D. Nyce said that he thought it was a good idea since they would be riding. N. Corwin said that she has a tablet from 80 that isn't being used. W. Manwaring mentioned using the tough book that's sitting in the Chief's desk. N. Corwin said she recently brought up voluntary duty night. She said Janet (from PL) lives in Mattituck and she would never make it to a call. We should let them pick one night a week for four hours for a standby which will get them a point.
3. Motion made by W. Manwaring, seconded by N. Corwin, to approve printing the calendars using money from the May Mile which will be replaced back into that account along with the proceeds. Motion Carried.
4. Motion made by A. Volinski III, seconded by W. Manwaring to approve the request from Relief Hose to do the Car Show at the polo grounds 10/13. Motion carried.
5. P. Harris asked if we are changing from the picnic to Xmas party. Chief de Kerillis said that it was supposed to be brought back to the companies to decide although at this point we aren't going to be



having the picnic. The Warden's will bring it back to each company this time.

6. Motion made by A. Volinski III, seconded by W. Manwaring, to donate \$250 to the Burn Center from the Wardens and also take it back to each company in case they want to donate individually. Motion Carried.
7. 2<sup>nd</sup> Chief Nyce asked if we have received anything for FASNY dues. Chief de Kerillis said that we have not. 2<sup>ND</sup> Asst Chief Nyce said that he received an email saying he was no longer a member. He is going to call FASNY to find out if it's easier to do it as a whole department or individually.
8. Motion made by B. Purcell, seconded by W. Manwaring to approve the dart league's use of the downstairs Oct thru April. Motion Carried.
9. 2<sup>nd</sup> Asst Chief Nyce mentioned that tomorrow there is going to be a public hearing for proposed local law for loitering/public conduct - the Chiefs plan to attend in response to the alcohol overdoses happening. Southold Town PD has been working with the Village to develop a code.
10. Mary Bess Phillips mentioned that on the agenda, tomorrow night, is a resolution to hire a part time building inspector. She also said that the business improvement district is looking at loading zones. She wants the Chief's to be included in that so that it is not in a spot that makes it difficult to get through. She is also going to take care of the road in the back of the fire house at the same time.
11. Motion made by C. Harris, seconded by W. Manwaring, to hold a Christmas parade December 7<sup>th</sup>, in conjunction with the Village. Motion Carried.
12. C. Harris reported that he is buying a house outside of the district, so the Wardens need to find a new Treasurer.
13. R. Hamilton mentioned that the cage for the propane still does not have a lock.

### **EXECUTIVE SESSION**

Motion made by A. Volinski III, seconded by C. Harris, to adjourn to an executive session. Motion Carried. Adjourned to executive session at 8:11pm.

Upon returning from executive session, a motion made by P. Harris, seconded by C. Harris, to resume with the regular meeting. Motion Carried. Regular meeting resumed at 8:31 pm.

**READING OF THE MINUTES**

Motion by W. Manwaring, seconded by C. Harris, to dispense with the reading of the minutes of tonight's meeting. Motion carried.

**ADJOURMENT**

Motion by C. Harris, seconded by W. Manwaring, to adjourn. Motion carried. The meeting was adjourned at 8:31 pm.

Submitted by,

Rebecca J. McKnight

Recording Secretary

# GREENPORT F.D. September 2024

Duty Companies 8-3-1 & 8-3-4 First due on Signal 24s + 8-3-1

OFFICE: 631.477.9801 FAX: 631.477.4012 [gfdsecretary@greenportvillage.org](mailto:gfdsecretary@greenportvillage.org)

September 2024						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Peconic Landing Fireworks 8-3-2/8-3-4 Lv Sta 1 1830 hrs	2 <b>LABOR DAY</b>	3 Eagle Hose Mtg	4 Marine Fire Rescue	5	6	7
8 Southold Dive Rescue Drill 0800 hrs	9 Standard Hose Mtg Relief Hose Mtg Star Hose Mtg	10 Rescue Mtg Finance Mtg	11 Phenix H&L Mtg Firefighter Memorial Peconic Lane 1800 hrs	12 Dept. Training Vehicle Extrication 7 pm	13 Suff Cty Chiefs Mattituck FD 1830 hrs	14 Fire Police Field Day - Yaphank
15 Mattituck Car Show	16 <b>PHYSICALS</b>	17 Fire Police Mtg Co. Officers Mtg  Zoning Bd - 6 pm	18 Wardens Mtg <b>PHYSICALS</b>	19 Fire School-Yaphank Class A - 7 pm  HPC-5 pm BdTrustees - 6 pm	20 Homecoming Parade - 1730 hrs  PlanningBd, Work Session.,etc.-4 pm	21 Maritime Festival Parade 11 am
22 Maritime Festival	23	24	25	26	27	28
29	30	Chief de Kerillis 631.208.7506 1st Ass't Chief Miller 631.644.5430 2nd Ass't Chief Nyce 917.439.6324				

Entries in GREEN denote Greenport Village events.



CHIEF ALAIN DeKERILLIS  
 1<sup>ST</sup> ASST CHIEF WAYNE MILLER  
 2<sup>ND</sup> ASST CHIEF DAVID NYCE  
 CHAPLAIN FRANK MUSTO  
 ASST. CHAPLAIN CLAUDE KUMJIAN  
 SECRETARY/TREASURER CLIFF HARRIS



(631) 477-9801 – STATION 1  
 (631) 477-8261 – STATION 2  
 (631) 477-4012 – FAX  
 311 THIRD STREET – PO BOX 58  
 GREENPORT, NY 11944  
 Email: gfdfire@optonline.net  
 www.greenportfd.org

**Greenport Fire Department Monthly Report**  
**August 2024**

**Number of calls this month:.....90**  
**Number of calls to date:.....769**

**Breakdown of Calls by Signal Numbers:**

9	(stand/by) .....	0
12	(brush fire) .....	0
13	(automatic alarm, smoke, etc.) .....	23
13-35	(working structure fire) .....	0
14	(vehicle fire) .....	0
16	(ambulance/rescue) .....	59
16-23	(MVA, water rescue, misc.) .....	3
16-59	(routine transport) .....	0
23	(CO alarm, medi-vac) .....	5
24/13-35	(mutual aid working structure fire) .....	0
24/16	(mutual aid ambulance/rescue) .....	0
24/16-23	(mutual aid MVA).....	0
24/23	(mutual aid water rescue/misc.) .....	0
26	(boat fire).....	0

**Breakdown of Calls by Location:**

Within the Incorporated Village of Greenport .....	52
Within the East/West Fire Protection District .....	38
Other (mutual aid) .....	0

**Further Breakdown by Location**

Peconic Landing .....	11
San Simeon .....	5
Lakeside Garden Apartments .....	4
Drug/Alcohol Overdose in Village .....	2
Harbor Front Inn .....	6
278 Second St .....	5

**(132 calls ahead of last year)**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X																						
1																																														
2	Greenport Fire Department period ending August, 2024																							##	maximum points in category																					
3																																														
4																																														
5	Arnold, Jordan		37	19	%	25	69	12	%	25	3	14	11	4	1	0	0	83					X	X																						
6	Barron, Megan		91	61	%	25	205	36	%	25	4	17	15	15	1	0	0	102					X	X																						
7	Barszczewski, Joseph III	L	24	12	%	25	3	0.5	%	0	1	13	5	7	0	1.25	52.25					X	X	X																						
8	Betz, James		15	7.8	%	25	96	17	%	25	0	12	11	14	0	0	87					X	X	X																						
9	Birringham, Kenneth		4	2.1	%	0	6	1.1	%	0	0	10	11	3	0	0	24					X	X	X																						
10	Blasko, Bruce		0	0	%	0	0	0	%	0	0	0	0	0	0	0	0	0																												
11	Breese, Colleen	S	46	24	%	25	54	9.5	%	25	1	9	10	9	0	1.25	80.25					X	X	X																						
12	Breese, Harry	D	54	28	%	25	9	1.6	%	0	1	7	10	6	0	0.75	49.75					X	X	X																						
13	Brennan, Patrick	W	5	2.6	%	0	6	1.1	%	0	1	17	10	5	0	2	35					X	X	X																						
14	Buchanan, Shawn		33	17	%	25	13	2.3	%	0	0	3	6	6	0	0	40					X	X	X																						
15	Bumble III, Charles	T	3	1.6	%	0	2	0.4	%	0	0	10	7	0	0	1.25	18.25																													
16	Bumble, Samantha		0	0	%	0	0	0	%	0	0	9	3	0	0	0	12					X																								
17	Butler, Michael		50	26	%	25	4	0.7	%	0	0	7	4	4	0	0	40					X	X	X																						
18	Capon, George		56	29	%	25	170	30	%	25	0	9	11	0	0	0	70					X																								
19	Carey, Patrick		12	6.2	%	0	8	1.4	%	0	1	7	7	4	0	0	19					X	X	X																						
20	Carrig, Melinda		0	0	%	0	0	0	%	0	0	0	0	0	0	0	0																													
21	Charters, Gary		1	0.5	%	0	0	0	%	0	0	3	3	3	0	0	9					X	X	X																						
22	Ciriello, Frank		0	0	%	0	0	0	%	0	0	0	0	0	0	0	0																													



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
4		elect/app	# Fire	%	pts	# EMS	%	pts	pts	st/by	mtgs	misc	train	drill	pos(dis)	points	phys	haz	bb	wp/sh					
23	Clark III, Henry		1	0.5	%	0	0	0	0	0	1	0	0	0	0	1									
24	Clark, James	S	20	10	%	25	4	0.7	0	0	7	7	2	0	1.25	42.25			X	X					
25	Clark, Jeffrey		75	39	%	25	7	1.2	0	0	9	14	4	0	0	52		X	X	X					
26	Corazzini, Jeffrey		28	15	%	25	100	18	25	0	7	3	1	0	0	61									
27	Corazzini, Warren		23	12	%	25	62	11	25	0	3	4	5	0	0	62		X	X	X					
28	Corwin, Everett		50	26	%	25	124	22	25	0	16	15	6	0	0	87		X	X	X					
29	Corwin, Norma	C,W	44	23	%	25	149	26	25	0	20	15	10	0	4	99		X	X	X					
30	Corwin, Robert E.	C,D,ID	55	28	%	25	204	36	25	5	20	15	13	0	4	107		X	X	X					
31	Corwin, Robert J.	L	22	11	%	25	60	11	25	1	20	11	13	0	1.25	96.25		X	X	X					
32	Corwin, Scott		34	18	%	25	10	1.8	0	0	10	6	4	0	0	45		X	X	X					
33	Costas, Tom		19	9.8	%	25	5	0.9	0	0	13	2	4	0	0	44		X	X	X					
34	Creedon, Daniel	S	96	50	%	25	328	57	25	0	14	11	10	1	1.25	87.25		X	X	X					
35	Creighton, Ryan		0	0	%	0	2	0.4	0	0	1	1	0	0	0	2									
36	De Kerillis, Alain	CH,S,T	75	39	%	25	175	31	25	3	20	15	8	1	8.75	105.8		X	X	X					
37	DelGaudio, Malysa		37	19	%	25	114	20	25	3	7	3	5	0	0	68		X	X	X					
38	Detrick, Gary		0	0	%	0	0	0	0	0	1	2	0	0	0	3									
39	Diaz, Juan		9	4.7	%	0	8	1.4	0	1	10	6	8	2	0	27		X	X	X					
40	Diaz, Nicolas		0	0	%	0	0	0	0	0	0	0	0	0	0	0									
41	Dinizio, Anthony		0	0	%	0	0	0	0	0	0	0	0	0	0	0									
42	Dinizio, Paul		0	0	%	0	0	0	0	0	0	0	0	0	0	0									
43	Edwards, Alson		19	9.8	%	25	5	0.9	0	0	6	6	6	0	0	43		X	X	X					



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
4		elect/app	# Fire	%	pts	# EMS	%	pts	%	pts	st/by	mtgs	misc	train	drill	pos(dis)	points	phys	haz	bb	wp/sh			
44	Edwards, Carol		5	2.6	0	156	27	25	0	1	6	4	3	0	0	0	39	X	X	X	X	X		
45	Ellis, Scott		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	X	X				
46	Ferguson, Peter		0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0						
47	Ferrari, Dakota		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
48	Ficurilli, Michael		37	19	25	10	1.8	0	0	0	10	8	9	1	0	0	53		X	X	X	X		
49	Flora, Michael		1	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
50	Fogarty, Jonathan	T	36	19	25	7	1.2	0	0	0	5	8	6	0	1.25	45.25		X	X	X	X	X		
51	Garcia-Dinizio, Gloria		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
52	Golden, Danielle		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
53	Golden, Jillian		0	0	0	0	0	0	0	0	0	1	25	0	0	0	26							
54	Grattan, Timothy		5	2.6	0	0	0	0	0	0	6	0	4	0	0	0	10		X	X	X	X		
55	Gray, Enya		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
56	Gray, Sally Anne		4	2.1	0	20	3.5	0	0	0	6	3	10	0	0	0	19		X	X	X	X		
57	Grilli, Jared		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
58	Grilli, Jennifer	L	2	1	0	0	0	0	0	0	7	8	4	0	1.25	20.25		X	X	X	X	X		
59	Grilli, John		2	1	0	1	0.2	0	0	0	7	8	4	0	0	0	19		X	X	X	X		
60	Hamilton Jr., Robert	D, W	78	40	25	33	5.8	0	0	0	15	9	4	0	2.75	55.75		X	X	X	X	X		
61	Hanold, Christopher, Sr.	C, T	12	6.2	0	22	3.9	0	0	3	8	8	3	3	3.25	28.25	X	X	X	X	X	X		
62	Hanold, Christopher, Jr.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
63	Harris, Cliff	C, W	1	0.5	0	1	0.2	0	0	0	11	9	5	0	4	29		X	X	X	X	X		
64	Harris, Peter	L, T, D, W	89	46	25	22	3.9	0	0	1	18	15	7	0	5.25	71.25		X	X	X	X	X		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
4		elect/app	# Fire	%	pts	# EMS	%	pts	pts	st/by	mtgs	misc	train	drill	pos(dis)	points	phys	haz	bb	wp/sh				
65	Harvey, Russell		0	0	0	0	0	0	0	0	0	0	0	0	0	0								
66	Hollid, Scott	W	24	12	25	4	0.7	0	0	0	6	3	2	0	2	38			X	X				
67	Holmes, Joseph	L	34	18	25	49	8.6	25	25	4	8	10	7	0	1.25	80.25		X	X	X				
68	Hubbard Jr, George		17	8.8	25	1	0.2	0	0	0	9	9	4	0	0	47		X	X	X				
69	Huzsek, Andrew H		81	42	25	18	3.2	0	0	0	11	9	5	0	0	50	X	X	X	X				
70	Hydell, Charles, Jr.		0	0	0	0	0	0	0	0	0	0	0	0	0	0								
71	Jensen, Warren		31	16	25	14	2.5	0	0	3	14	11	9	1	0	63	X	X	X	X				
72	Jester, Robert		9	4.7	0	12	2.1	0	0	1	17	13	10	1	0	42		X	X	X				
73	Jimenez, Susano		3	1.6	0	1	0.2	0	0	0	4	0	4	0	0	8		X	X	X				
74	Jobes, Craig	L	50	26	25	120	21	25	25	0	15	12	4	0	1.25	82.25		X	X	X				
75	Johnson, Craig	CH	16	8.3	25	62	11	25	25	2	14	10	6	0	6.25	88.25	X	X	X	X				
76	Kalin, James		136	70	25	375	66	25	25	2	5	8	3	0	0	68		X	X	X				
77	King, Kendra		0	0	0	0	0	0	0	0	0	0	0	0	0	0								
78	Kostal, Anne Susan		0	0	0	6	1.1	0	0	0	1	1	0	0	0	2	X							
79	Kumjian, Claude		0	0	0	0	0	0	0	0	0	0	0	0	0	0								
80	Land, Shannon		0	0	0	0	0	0	0	0	0	0	0	0	0	0								
81	Luke, Alexander		1	0.5	0	1	0.2	0	0	0	1	7	0	0	0	8								
82	Mantzopoulos, John		16	8.3	25	9	1.6	0	0	0	4	2	0	0	0	31								
83	Manwaring, Julia		48	25	25	44	7.7	25	25	0	16	5	25	0	0	96		X	X	X				
84	Manwaring, Wayde	CH	69	36	25	64	11	25	25	0	20	9	25	0	6.25	110.3		X	X	X				
85	Marczewski, Macy		18	9.3	25	2	0.4	0	0	2	16	15	8	1	0	67		X	X	X				



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
		elect/app	# Fire	%	%	pts	# EMS	%	pts	pts	st/by	mtgs	misc	train	drill	pos(dis)	points	phys	haz	bb	wp/sh			
86	Martocchia, Jerome		5	2.6	%	0	3	0.5	%	0	0	3	3	0	0	0	0	6	X					
87	McDaniels, Leslie		0	0	%	0	0	0	%	0	0	0	0	0	0	0	0	0						
88	Melly, Megan		0	0	%	0	0	0	%	0	0	0	1	0	0	0	0	1						
89	Miller, Peter		0	0	%	0	0	0	%	0	0	0	0	0	0	0	0	0						
90	Miller, Wayne	W	77	40	%	25	113	20	%	25	0	20	13	11	1	2	97	X	X	X	X	X	X	X
91	Mills, Wm. J., III		0	0	%	0	0	0	%	0	0	1	5	3	0	0	9	X	X	X	X	X	X	X
92	Mills, Robert		0	0	%	0	0	0	%	0	0	0	1	0	0	0	1							
93	Milovich Jr., Joseph		73	38	%	25	13	2.3	%	0	2	7	9	4	0	0	47	X	X	X	X	X	X	X
94	Mims, Ralph		0	0	%	0	0	0	%	0	0	4	0	0	0	0	4							
95	Musto, Francis	S, Ch	26	13	%	25	66	12	%	25	0	20	15	7	1	2.5	95.5	X	X	X	X	X	X	X
96	Mysiborski, Linda		1	0.5	%	0	0	0	%	0	0	4	1	0	0	0	5							
97	Narkiewicz, Piotr		32	17	%	25	99	17	%	25	1	5	2	1	0	0	59							X
98	Nedoszytko, William	S	0	0	%	0	1	0.2	%	0	0	5	1	4	0	1.25	11.25	X	X	X	X	X	X	X
99	Nyee, David		122	63	%	25	217	38	%	25	2	20	15	18	1	0	106	X	X	X	X	X	X	X
100	O'Brien, Michael		25	13	%	25	5	0.9	%	0	0	7	4	4	0	0	40	X	X	X	X	X	X	X
101	Pal-Singh, Vijay		0	0	%	0	0	0	%	0	0	0	0	0	0	0	0							
102	Petrigliano, Victor		0	0	%	0	0	0	%	0	0	2	0	2	0	0	4						X	X
103	Piel, Jeffrey		1	0.5	%	0	0	0	%	0	0	5	0	3	0	0	8					X	X	X
104	Pirillo, James A.		83	43	%	25	23	4	%	0	4	14	10	12	1	0	66					X	X	X
105	Popc, George		61	32	%	25	124	22	%	25	4	20	9	15	0	1	99					X	X	X
106	Purcell, Bernard	W	193	100	%	25	487	85	%	25	7	20	15	18	2	3	115					X	X	X



A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
	elect/app	# Fire	%	pts	# EMS	%	pts	st/by	mtgs	misc	train	drill	pos(dis)	points	phys	haz	bb	wp/sh					
107	Purcell, Ryan	52	27%	25	34	6%	0	1	14	9	8	0	0	57	X	X	X	X					X
108	Quilim, Michael	31	16%	25	7	1.2%	0	2	8	15	8	0	0.75	58.75	X	X	X	X					X
109	Raynor, Dale	35	18%	25	25	4.4%	0	2	6	12	5	0	1.25	51.25	X	X	X	X					X
110	Reed, Michael	6	3.1%	0	4	0.7%	0	0	2	8	4	0	0	14		X	X	X					X
111	Reed, Taylor	35	18%	25	133	23%	25	4	13	14	11	0	1.25	93.25	X	X	X	X					X
112	Reiss, Helen	31	16%	25	65	11%	25	0	9	4	21	0	0	84	X	X	X	X					X
113	Richter, Michael	21	11%	25	41	7.2%	0	0	14	9	5	0	2.5	55.5	X	X	X	X					X
114	Robins, William	61	32%	25	19	3.3%	0	2	16	14	6	0	1.25	64.25	X	X	X	X					X
115	Rosa, Lisa	27	14%	25	4	0.7%	0	0	8	2	4	0	0	39	X	X	X	X					X
116	Rung, Rosalie	5	2.6%	0	98	17%	25	0	4	2	0	0	0	31		X	X	X					X
117	Rutkowski, Stephen	84	44%	25	275	48%	25	1	18	11	6	0	0.75	86.75		X	X	X					X
118	Skrezec, John	0	0%	0	0	0%	0	0	1	0	0	0	0	1									
119	Spanos, James	3	1.6%	0	0	0%	0	0	2	0	0	0	0	2									
120	Spinozzi, Matthew	0	0%	0	0	0%	0	0	0	0	0	0	0	0									
121	Staples, Halsey	5	2.6%	0	3	0.5%	0	0	2	0	4	0	0	6		X	X	X					X
122	Strickland, Samuel	55	28%	25	151	26%	25	4	20	15	8	0	2	99		X	X	X					X
123	Swetland, Jessica	5	2.6%	0	7	1.2%	0	2	5	3	5	0	0	15		X	X	X					X
124	Tarrin, John	32	17%	25	75	13%	25	0	12	4	4	0	0	70		X	X	X					X
125	Taylor, Vernetta	0	0%	0	0	0%	0	0	0	0	0	0	0	0									
126	Tejada, Yira	10	5.2%	0	12	2.1%	0	1	5	5	4	0	0	15		X	X	X					X
127	Therp, Thomas	61	32%	25	21	3.7%	0	2	4	4	4	0	1.25	40.25		X	X	X					X



236 THIRD STREET  
GREENPORT, NY  
11944

Tel: (631)477-0248  
Fax: (631)477-1877

villageofgreenport.org

**MAYOR**  
KEVIN STUESSI  
EXT 215

**TRUSTEES**  
MARY BESS PHILLIPS  
DEPUTY MAYOR

PATRICK BRENNAN

LILY DOUGHERTY-  
JOHNSON

JULIA ROBINS

**TREASURER**  
ADAM BRAUTIGAM  
EXT 217

**VILLAGE CLERK**  
CANDACE HALL  
EXT 214

Submitted: September 11, 2024  
Meeting: September 19, 2024 6:00 PM  
*Work Session Meeting*  
To: Mayor Kevin Stuessi  
Board of Trustees  
Prepared By: Jeanmarie Odon, *Deputy Clerk*  
From: Jeanmarie Odon, *Deputy Clerk*  
Department: Village Clerk Department

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### Village Clerk September 2024 Work Session Report of Candace Hall

#### Resolutions:

1. RESOLUTION scheduling a public hearing at the Work Session on October 17, 2024, regarding Sandy Beach reclassification into the Village of Greenport Historic District.
2. RESOLUTION scheduling a public hearing at the Work Session on October 17, 2024 regarding Chapter 103 entitled Rental Properties (short term rentals).
3. RESOLUTION scheduling a public hearing at the Work Session on October 17, 2024, regarding the proposal for the R1 district to become R2 district.
4. RESOLUTION ratifying the increase in the hourly wage rate of full-time Office Assistant Jacy Ross from \$20.60 per hour to \$24.00 per hour, effective September 1, 2024.
5. RESOLUTION ratifying the increase in the hourly wage rate of full-time Office Assistant Andrea Malinowski from \$20.60 per hour to \$24.00 per hour, effective September 1, 2024.
6. RESOLUTION authorizing Village Clerk Hall to solicit BIDs for the screw pump rehab project for the Village of Greenport wastewater treatment plant.
7. RESOLUTION ratifying the approval of a filming permit from Adam Levin on behalf of The Gold Horse to conduct a photo shoot on various Village streets on September 17, 2024.

8. RESOLUTION ratifying the hiring of Javon Quintyn Walker as a part-time Recreation Aid to work for the Village of Greenport Recreation Center at a pay rate of \$16.00 per hour, effective September 9, 2024.

**Public Assembly Permit Applications Received:**

- Public assembly application received from the Greenport Rotary Club to host a Halloween fundraiser at the Mini Train (Greenport Express) on Thursday, October 31, 2024 from 4:00-8:00p.m.
- Public assembly application received from the Greenport Rotary Club to participate in the Village and BID sponsored Halloween Celebration on October 26, 2024. Light refreshments will be served at the Halloween decorated Greenport Mini Train (Greenport Express) with various Halloween themed activities for attendees to participate in.
- RESOLUTION amending Resolution #04 -2024-30 to change the hours of the Greenport Farmers Market to 2:30-6:00 p.m. for the remaining scheduled dates: September 27, October 4 and 11.
- RESOLUTION to ratify the approval of the public assembly application received from Clinton Memorial AME Zion church to host Sunday service and at BBQ at 5<sup>th</sup>/6<sup>th</sup> Street beach on Sunday, September 15, 2024 between the hours of 8:00 a.m. - 2:00 p.m.
- Public Assembly Permit Application submitted by Greenport Skatepark Inc. to host a "Community Pop-Up Event" at the Skatepark on Moores Lane on October 5, 2024, from noon to 5:00pm; rain date October 6, 2024. The event will include a skating contest, live music and vendors.
- Public Assembly Permit Application submitted by Greenport High School for the use of Mitchell Park on October 1, 2024 (rain date October 2,2024) for a field trip between the hours of 12:45-2:30pm. The school is requesting that the Village open the carousel for the field trip participants to enjoy a ride while visiting Mitchell Park.



**Announcements:**

- The Greenport Fire Department will be conducting the Annual Fire Hydrant Testing on Sunday, October 27, 2024, between 9am-12noon.
  
- The Village of Greenport encourages the use of biodegradable paper bags for the containment of leaves and brush for the Village brush pick up. Brush Pick Up schedule is available on the Village website.
  
- The Village of Greenport Deer Management Program
  - Lottery applications are accepted until September 20, 2024
  - Hunting Season is October 1, 2024 through January 31, 2025
  
- Village Hall will be closed on October 14, 2024 in observance of Indigenous Peoples Day and Columbus Day.

**Legal Notices:**

1. SLA Public Hearing Notice - September 26, 2024 public hearing regarding Zerdem Restaurant

**Attachments:**



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Submitted: September 11, 2024  
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Board of Trustees  
Prepared By: Jeanmarie Oddon, *Deputy Clerk*  
From: Jeanmarie Oddon, *Deputy Clerk*  
Department: Village Clerk Department

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### **Village Treasurer September 2024 Work Session**

#### **REQUEST A MOTION BE PLACED ON THE AGENDA FOR:**

RESOLUTION authorizing Treasurer Brautigam to perform attached budget Amendment #6473, to appropriate Light fund reserves to fund the repair of concrete around the garage bay doors at the Power Plant, and directing that Budget amendment #6473 be included as part of the formal meeting minutes of the September 27<sup>th</sup> Regular Meeting of the Board of Trustees.

#### **UTILITY BILLING**

End of Month Statistics for August completed.

Sector one read, to be billed by 9/13/2024.

Sector two bills to be read and mailed by 9/20/2024.

#### **TALKING POINTS**

PARK MOBILE

#### **SIGNIFICANT COLLECTIONS**

RENTS COLLECTED IN AUGUST 2024- \$62,909.96

PROPERTY TAX COLLECTED THROUGH AUGUST 2024- \$1,186,961.55

**SIGNIFICANT PAYMENTS**

**COMMUNITY DEVELOPMENT/ HOUSING AUTHORITY**

4 recertifications and 7 interims were performed for August 2024.

**INFORMATIONAL:**

Cash Holdings Report - See attached

Utility Billing Statistics Report - See attached

**Attachments:**

BUDGET AMENDMENT #6473 (PDF)

BANK BALANCE SHEET AUGUST 2024 (PDF)

CD REPORT (PDF)

HA REPORT (PDF)

AUGUST 2024 EOM (PDF)

PROPERTY TAX COLLECTED THROUGH 08-30-24 (PDF)





**BANK ACCOUNT BALANCES  
FOR THE MONTH OF AUGUST 2024**

FUND	BANK ACCOUNT NAME	G/L ACCT#	TYPE	BALANCE	
A	General	A.0200.000	Checking	173,412.91	
A	Repair & Maintenance	A.0200.400	Checking	137,471.76	
A	Greenhill Cemetery	A.0201.100	Savings	33,712.01	
A	Money Market	A.0201.130	Money Market	1,033,294.07	
A	Fire Apparatus	A.0221.110	Savings	637,895.68	
A	Bulding Department Escrow	A.0235.101	Checking	63,212.63	
A	Parks and Recreation	A.0200.200	Checking	936.99	
A	General Investment Savings	A.0201.110	Muni Investment Pool	1,191,530.89	
A	American Recovery Plan	A.0200.415	Checking		
			<b>TOTAL GENERAL FUND</b>		<b>\$ 3,271,466.94</b>
CD	Small Cities Rehab.	CD.0200.000	Savings	1,130.23	
CD	NYS CDBG Funds	CD.0200.400	Public Funds Acct	226.21	
			<b>TOTAL COMMUNITY DEVELOPMENT</b>		<b>\$ 1,356.44</b>
E	Light Fund	E.0121.100	Checking	220,317.82	
E	Light Depreciation Savings	E.0116.100	Savings	1,463,432.16	
E	Light Investment Savings	E.0201.110	Muni Investment Pool	1,030,531.40	
E	TTC Collections	E.0121.120	Savings	346,630.97	
E	Renewable Energy Savings	E.0121.130	Savings	214,502.19	
E	Consumer Deposit Savings	E.0191.100	Savings	128,285.90	
E	Consumer Deposit Checking	E.0244.200	Checking	6,754.59	
			<b>TOTAL LIGHT FUND</b>		<b>\$ 3,410,455.03</b>
F	Water	F.0200.000	Checking	25,123.79	
F	Water Fund Capital	F.0200.400	Savings	\$8,402.82	
F	Water Investment Savings	F.0201.120	Muni Investment Pool	488,476.01	
F	Water Fund CD (MM)	F.0201.000	Money Market	203,868.73	
F	Water Fund Money Market	F.0201.130	Money Market	308,637.55	
					<b>\$ 1,034,508.90</b>
G	Sewer	G.0200.000	Checking	1,364,196.97	
G	NYS DEC Consent	G.0201.000	Savings	31,599.52	

G	Sewer Fund I	G.0201.100	Money Market	297,355.93	
G	Sewer Investment Savings	G.0201.110	Muni Investment Pool	771,469.89	
G	NYSEFC	G.0205.000	Checking	185,851.61	
G	Sewer Wastewater	G.0220.110	Savings	12,188.87	
G	NYSERDA	G.0525.000	Checking	111.01	
				<b>TOTAL SEWER FUND</b>	<b>\$ 2,662,773.80</b>
H	Capital	H.0200.000	Checking	5,377,500.68	
H	Capital Reserve	H.0200.400	Savings	50,784.57	
				<b>TOTAL CAPITAL FUND</b>	<b>\$ 5,428,285.25</b>
TA	Trust & Agency	TA.0200.000	Checking	35,947.39	
TA	Retirement Savings	TA.0201.000	Savings	50,122.45	
TA	WWI Memorial Trust	TA.0201.001	Savings	732.44	
TA	T & A Special Escrow	TA.0201.002	Savings	6,616.31	
TA	Justice Court	TA.0201.004	Savings	4,802.51	
TA	Global Common	TA.0201.009	Savings	272,062.98	
TA	Basketball Court Donations	TA.0200.101	Checking	92.00	
TA	Tree Committee	TA.0200.102	Checking	6,803.23	
TA	Summer Day Camp Donations	TA.0200.103	Checking	1,680.00	
TA	Recreation Center Donations	TA.0200.104	Checking	15,718.20	
TA	Friends of Fifth Street	TA.0200.106	Checking	113.00	
TA	American Legion Bldg	TA.0200.107	Checking	200.00	
TA	Fifth Street Rehab	TA.0200.120	Checking	13,796.00	
TA	Carousel Committee	TA.0200.113	Checking	18,308.84	
TA	Mitchell Park Bathrooms Rehab	TA.0200.115	Checking	30,000.00	
TA	Accounts Payable	TA.0202.000	Checking	887,761.34	
TA	Camera Obscura Donations	TA.0200.116	Checking	622.37	
				<b>TOTAL TRUST &amp; AGENCY FUND</b>	<b>\$ 1,344,756.69</b>
	Wire Account			78,389.17	
	Utility Clearing			50,667.36	
					<b>\$ 129,056.53</b>
				<b>TOTAL VILLAGE WIDE</b>	<b>\$ 17,282,659.58</b>





Financial Data Schedule -										
Monthly Revenue & Expenses (HAP REGISTER) - AUGUST 2024										
Account Description				79	TOTAL VOUCHERS	TOTAL HAP, PORT, UTILITIES	114,216.00	\$ 574.00	177.00	#REF
<b>REVENUE:</b>					Vouchers Leased on last day of month					
798 PHA HUD Operating Grants	\$ 110,691.00			75	New Vouchers Issued/No Lease/Searching					
798 Admin fee revenues	\$ 9,931.00	\$ 88.50	FR HAP (714.010)	4						
711 Interest Earned - HAP	\$ 88.50		FR ADMIN (714.020)	0						
714 Fraud recovery	\$ 177.00		ADD'l HAP	79	Portable Vouchers					
					All other Vouchers					
<b>TOTAL REVENUE</b>	<b>\$ 123,055.00</b>	<b>\$ 2,256.00</b>	ADD'l ADMIN from HUD							
<b>EXPENSES:</b>										
<b>Administrative</b>										
92 Auditing fees					Admin Salaries total					
Salaries - Asha (\$34.87), Adam	\$ 4,881.18	\$ 266.92		5142.10						
Column E, 2 payperiods	\$ 2,858.28	\$ 127.03		2985.31	PORT BREAKDOWN					
Medical	\$ 169.48	\$ 3.06		172.54	PORT IN					
Dental	\$ 766.35	\$ 34.43		800.78	Medical Total					
Pension T4 15.7%, T5 12.9%	\$ 373.41	\$ 20.42		393.83	Dental Total					
Payroll Taxes FICA	\$ 9,048.70	\$ 451.86		7,125.42	Pension Total					
Employee Benefit Contribution					FICA Total					
<b>TOTAL</b>					Benefits Total					
MRI Software	\$ 2,250.00				75%					
Legal Fees/Nina JG Stewart	\$ 93.13				Admin Salaries total					
A. Gallacher Reimb	\$ 2,250.00				Medical Total					
Office Expenses Total	\$ 93.13				Dental Total					
Administrative Total	\$ 7,125.42				Pension Total					
Other General Expenses (Office Rent)	\$ 550.00				FICA Total					
Port Admin Fee	\$ 10,018.55				Benefits Total					
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 10,018.55</b>				75%					
<b>EXCESS OPERATING REVENUE OVER OPERATING EXPENSES</b>	<b>\$ 114,216.00</b>				Admin Salaries total					
PHA Utility Allowance	\$ 574.00				Medical Total					
HAP payments	\$ 113,642.00				Dental Total					
PORT payments	\$ 114,216.00				Pension Total					
(HAP, PORT, and UTILITY TOTAL)	\$ 114,216.00				FICA Total					
HAP & UTIL less Port payments	\$ 12,275.50				Benefits Total					
Total Admin Revenue	\$ 2,256.95				75%					
Net ADMIN	\$ 110,779.50				Admin Salaries total					
Total Hap Revenue	\$ (3,436.50)				Medical Total					
Net HAP	\$ 124,284.55				Dental Total					
<b>TOTAL EXPENSES</b>	<b>\$ 124,284.55</b>				Pension Total					
					FICA Total					
					Benefits Total					
					75%					
					Admin Salaries total					
					Medical Total					
					Dental Total					
					Pension Total					
					FICA Total					
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					Admin Salaries total					
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					Pension Total					
					FICA Total					
					Benefits Total					
					75%					
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### EOM Billing Statistics Report

9/9/2024 1:57:32 PM

Rate Summary - All Routes

Rate# - Description	Bills	Min. Bills	Usage	Charge	Usage	Demand	Contract	PCA	NYSCES	Comm Tax	Res Tax
2 - Electric - Flat Charge	9	0	0		0		406.80				5.88
9 - Residential (1, 1)	1370	0	1265384	135,548.76	0			25,973.19	5,066.47		4,002.61
10 - Water Heating (2, 2)	9	0	1201	92.09	0			24.66	4.80		3.05
11 - All Electric (3, 3)	343	0	224641	25,005.65	0			4,610.92	899.41		759.59
13 - Demand - Class 3 (5, 5)	4	0	369200	20,638.28	765	8,988.75		7,578.20	1,478.27	1,272.62	
14 - Village St. Lighting (6, 6)	5	0	11300.2	1,300.65	0			231.95	45.25		
15 - Town St Lighting (7, 7)	1	0	156.97	18.07	0			3.22	0.63		
19 - Traffic Lights (11, 11)	1	0	472	55.18	0			9.69	1.89		
20 - Contract St Lighting (12, 12)	2	0	22	0.00	0						
21 - Sterling Harbor (13, 13)	2	0	195.25	22.47	0			4.01	0.78	2.35	
77 - RESIDENTIAL SOLAR	12	0	3937	528.60	0			87.98	17.15		15.87
78 - CLASS 3 SOLAR	1	0	72400	4,047.16	160	1,880.00		1,486.08	289.89		
<b>Electric Total</b>	<b>1759</b>	<b>0</b>	<b>1948909.42</b>	<b>187,256.91</b>	<b>925</b>	<b>10,868.75</b>	<b>406.80</b>	<b>40,009.90</b>	<b>7,804.54</b>	<b>1,274.97</b>	<b>4,787.00</b>
<b>Sewer</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>1,803.51</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
3 - Sewer -INSIDE Flat Charge	892	393	5663.4	87,267.83	0						
23 - Sewer - IN VILL 3/4" W/SEWER (14, 14)	31	11	664.9	9,954.64	0						
25 - Sewer - IN VILL 1" W/SEWER (15, 15)	12	4	119.7	2,416.57	0						
27 - Sewer - IN VILL 1 1/2" W/SEWER (16, 16)	29	5	879.8	14,904.24	0						
29 - Sewer - IN VILL 2" W/SEWER (17, 17)	1	0	3.6	49.56	0						
31 - Sewer - IN VILL 3" W/SEWER (18, 18)	3	1	362	6,535.01	0						
33 - Sewer - IN VILL 4" W/SEWER (19, 19)	91	60	1465.7968	31,891.78	0						
54 - Sewer - OUTSIDE RES SEWER (50, 50)	1	0	27	0.00	0						
57 - SPLIT SEWER BILLING (52, 52)	1	1	38.3724	3,276.00	0						
62 - O/S DRIFTWOOD COVE 52	1	1	0	3,087.00	0						
63 - O/S DRIFTWOOD COVE 49	1	0	1303	23,351.00	0						
64 - O/S PECONIC LANDING 301	1	1	242	4,410.00	0						
65 - O/S CLIFFSIDE CONDOS-SEWER	1093	477	10769.5692	188,947.14	0						
<b>Sewer Total</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>936.05</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Water</b>	<b>906</b>	<b>197</b>	<b>6836</b>	<b>37,558.70</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
5 - Water - Flat Charge	32	3	791	3,833.70	0						
22 - RES VILL 3/4" W/SEWER (14, 14)	26	5	228	1,086.03	0						
24 - RES VILL 1" W/SEWER (15, 15)	13	5	1010	4,440.33	0						
26 - COMM VILL 1 1/2" W/SEWER (16, 16)	30	7	4	45.35	0						
28 - COMM VILL 2" W/SEWER (17, 17)	1	1	462	2,132.83	0						
30 - COMM VILL 3" W/SEWER (18, 18)	3	1	0	45.35	0						
32 - COMM VILL 4" W/SEWER (19, 19)	1	1	742	3,391.60	0						
46 - COMM VILLAGE 1 1/2" (42, 42)	7	2	2210	11,074.48	0						
47 - COMM VILLAGE 2" (43, 43)	146	39	0	0.00	0						
48 - RES VILLAGE 3/4" (44, 44)	6	0	0	0.00	0						
49 - RES VILLAGE SEWER ONLY (45, 45)	33	0	0	0.00	0						
52 - FLAT-FIRE SPRINKLERS (49, 49)	88	0	975.308	0.00	0						
53 - OUTSIDE RES SEWER (50, 50)	1299	256	13258.308	64,544.42	0						
12 - Commercial (4, 4)	380	0	1195889.6	149,320.28	0						
16 - Operating Municipal (8, 8)	30	0	67074	8,426.38	0						
17 - Water Department (9, 9)	2	0	0	24.86	0						
18 - Sewer Department (10, 10)	8	0	7270	886.81	0						
73 - Electric Power Plant	5	0	21024	0.00	0						
79 - SMALL COMMERCIAL SOLAR	2	0	39360	4,979.06	0						
<b>Water Total</b>	<b>1299</b>	<b>256</b>	<b>13258.308</b>	<b>64,544.42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24,546.97</b>	<b>4,788.31</b>	<b>13,502.03</b>	<b>0</b>
<b>electric-small commercial</b>	<b>380</b>	<b>0</b>	<b>1195889.6</b>	<b>149,320.28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,376.77</b>	<b>268.57</b>	<b>0</b>	<b>0</b>
<b>Water Total</b>	<b>30</b>	<b>0</b>	<b>67074</b>	<b>8,426.38</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>149.23</b>	<b>29.11</b>	<b>0</b>	<b>0</b>
<b>electric-small commercial</b>	<b>8</b>	<b>0</b>	<b>7270</b>	<b>886.81</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>807.90</b>	<b>157.60</b>	<b>0</b>	<b>0</b>



### EOM Billing Statistics Report

Rate Summary - All Routes

Service Rate# - Description

electric-small commercial Total

Grand Total

<u>Bills</u>	<u>Min. Bills</u>	<u>Usage</u>	<u>Charge</u>	<u>Usage</u>	<u>Demand</u>	<u>Contract</u>	<u>PCA</u>	<u>NYSCES</u>	<u>Comm. Tax</u>	<u>Res Tax</u>
427	0	1330617.6	163,637.39	0			26,860.87	5,243.59	13,502.03	
4578	733	3303554.8972	604,385.86	925	10,868.75	406.80	66,890.77	13,048.13	14,777.00	4,787.00

Rate Summary - All Routes

Service	Rate# - Description	Total	
Electric	2 - Electric - Flat Charge	412.68	
	9 - Residential (1, 1)	170,591.03	
	10 - Water Heating (2, 2)	124.60	
	11 - All Electric (3, 3)	31,275.57	
	13 - Demand - Class 3 (5, 5)	39,956.12	
	14 - Village St. Lighting (6, 6)	1,577.85	
	15 - Town St Lighting (7, 7)	21.92	
	19 - Traffic Lights (11, 11)	66.76	
	20 - Contract St Lighting (12, 12)	0.00	
	21 - Sterling Harbor (13, 13)	29.61	
	77 - RESIDENTIAL SOLAR	649.60	
	78 - CLASS 3 SOLAR	7,703.13	
	<b>Electric Total</b>	<b>252,408.87</b>	
	Sewer	3 - Sewer -INSIDE Flat Charge	1,803.51
		23 - Sewer - IN VILL 3/4" W/SEWER (14, 14)	87,267.83
		25 - Sewer - IN VILL 1" W/SEWER (15, 15)	9,954.64
		27 - Sewer - IN VILL 1 1/2" W/SEWER (16, 16)	2,416.57
		29 - Sewer - IN VILL 2" W/SEWER (17, 17)	14,904.24
		31 - Sewer - IN VILL 3" W/SEWER (18, 18)	49.56
33 - Sewer - IN VILL 4" W/SEWER (19, 19)		6,535.01	
54 - Sewer - OUTSIDE RES SEWER (50, 50)		31,891.78	
57 - SPLIT SEWER BILLING (52, 52)		0.00	
62 - O/S DRIFTWOOD COVE 52		3,276.00	
63 - O/S DRIFTWOOD COVE 49		3,087.00	
64 - O/S PECONIC LANDING 301		23,351.00	
65 - O/S CLIFFSIDE CONDOS-SEWER		4,410.00	
<b>Sewer Total</b>		<b>188,947.14</b>	
Water		5 - Water - Flat Charge	936.05
		22 - RES VILL 3/4" W/SEWER (14, 14)	37,558.70
		24 - RES VILL 1" W/SEWER (15, 15)	3,833.70
		26 - COMM VILL 1 1/2" W/SEWER (16, 16)	1,086.03
		28 - COMM VILL 2" W/SEWER (17, 17)	4,440.33
	30 - COMM VILL 3" W/SEWER (18, 18)	45.35	
	32 - COMM VILL 4" W/SEWER (19, 19)	2,132.83	
	46 - COMM VILLAGE 1 1/2" (42, 42)	45.35	
	47 - COMM VILLAGE 2" (43, 43)	3,391.60	
	48 - RES VILLAGE 3/4" (44, 44)	11,074.48	
	49 - RES VILLAGE SEWER ONLY (45, 45)	0.00	
	52 - FLAT-FIRE SPRINKLERS (49, 49)	0.00	
	53 - OUTSIDE RES SEWER (50, 50)	0.00	
	<b>Water Total</b>	<b>64,544.42</b>	
	<b>electric-small commercial</b>	<b>192,157.59</b>	
	12 - Commercial (4, 4)	10,071.72	
	16 - Operating Municipalt (8, 8)	24.86	
	17 - Water Department (9, 9)	1,065.15	
	18 - Sewer Department (10, 10)	0.00	
73 - Electric Power Plant	5,944.56		
79 - SMALL COMMERCIAL SOLAR			

Rate Summary - All Routes  
 Service electric-small commercial Total  
 Grand Total

Rate# - Description  
 Total  
 209,263.88  
 715,164.31

EOM

Report Setup Information:

Report Design EOM Billing Statistics Report

Output Type	Graphics	Start Route	End Route	Start Date	End Date
		51	56	7/10/2024	8/9/2024
		57	63	7/13/2024	8/19/2024
		64	72	7/25/2024	8/26/2024
		73	79	8/3/2024	9/3/2024
		82	82	8/3/2024	9/3/2024
		80	80	8/3/2024	9/3/2024
		81	81	8/3/2024	9/3/2024



# VILLAGE OF GREENPORT

## Payment as of 08/30/2024

<b>Grand Totals</b>		<b>Count</b>	<b>Payment Amt</b>
BID	MT	96	47,323.95
SEWER	MT	17	8,982.26
VILLT		976	1,186,961.55
WATER	MT	17	5,397.21
<b>Total PRINCIPAL</b>			<u>1,248,664.97</u>
PEN		18	1,159.66
<b>Total PENALTY</b>			<u>1,159.66</u>
<b>Total</b>			<u>1,249,824.63</u>



236 THIRD STREET  
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KEVIN STUSSI  
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JULIA ROBINS

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ADAM BRAUTIGAM  
EXT 217

**VILLAGE CLERK**  
CANDACE HALL  
EXT 214

Submitted: September 11, 2024  
Meeting: September 19, 2024 6:00 PM  
*Work Session Meeting*  
To: Mayor Kevin Stuessi  
Board of Trustees  
Prepared By: William Schulz,  
From: William Schulz,  
Department: Village Administration

**Work Session**

**Work Session Report for Road and Utilities**

September 19, 2024

**Administrator's Office**

**Statistics**

**Work Orders:**

Electric = 60 Written, 60 Completed  
Water = 36 Written, 36 Completed  
Sewer = 35 Written, 35 Completed  
Road = 97 Written, 97 Completed

**Reports**

- ❖ DOH-360: This is a monthly report for bacteriological presence and residual chlorine levels, it was sent on 08-07-2024. The results are detailed below in the Road Department's *Sampling* section.

- ❖ GADS Data: This is a monthly report about run and usage data for the generators at the Power Plant, it was sent on 08-07-2024.

## Discussion

## Resolutions

## Road/Water Department

## Statistics

Water Distribution:

12,273,000 Gallons Sold

Sampling:

All water samples complied with Department of Health requirements.

Locations: 419 Sixth Street - Slop Sink

Total Coliform = Absent

E. Coli = Absent

Residual Chlorine = 0.78 mg/L

Third Street Firehouse - Kitchen Sink

Total Coliform = Absent

E Coli = Absent

Residual Chlorine = 0.85 mg/L

The form, DOH-360, was filed with the DOH on July 8, 2024, with the above results.

**Report**

Tasks Accomplished:

- ❖ Did all normal highway tasks.
- ❖ Daily garbage collection.
- ❖ Daily garbage pickup at parks and parking lots.
- ❖ Ongoing bi-weekly brush pick up.
- ❖ Mon/Wed/Fri am street sweeping.
- ❖ Mon/Wed/Fri am plant and village hall watering.
- ❖ Ongoing garbage collection at 5pm on Fri/Sat/Sun.
- ❖ Helped with water main break repair on Bay Avenue.
- ❖ Patched throughout the Village.
- ❖ Trimmed trees that blocked signs throughout the Village.
- ❖ Repaired sidewalk at bust stop on 1<sup>st</sup> Street.
- ❖ Ongoing garbage collection at Mini Railroad.
- ❖ Cleared drains of debris throughout the Village.



- ❖ Helped with water main break on Adams Street.
- ❖ Weeded Steamboat corner.
- ❖ Cleaned garbage at Skate Park.
- ❖ Installed paid parking signs on Front and Main Street.
- ❖ Repaired oil line on old hustler mower.
- ❖ Repaired deck on sweeper.
- ❖ Mowed and weeded Mini Railroad.
- ❖ Cleaned garbage at State drain on 3<sup>rd</sup> street.

## **Sewer Department**

### **Statistics**

#### Flow and Sampling:

The plant continues to run well, exceeding DEC permit requirements.

Total plant flow for the month of August = 11,972,000 Gallons

Average Daily Flow = .386 (MGD) Permit Limit = .650 MGD

Total Suspended Solids percent removal (TSS) = 98% Permit Limit = 75%

CBOD percent removal = 99% Permit Limit = 75%

Coliform Fecal General = 180 MPN. Permit limit 200 MPN/100

Coliform Total General = 79 MPN. Permit limit 700 MPN/100

Total Nitrogen = 6.3 LBS/day

Sludge Removal:

0 Gallons of sludge hauled in August

**Report**

❖ Treatment Plant:

Replaced bad UV bulb and cleaned UV system

Performed Intensive Coliform Sampling

Contractor removed broken acrotor diffuser in BNR Basin #2

Coastline pumped out excess sludge from East Clarifier

❖ Collection System:

Pump #2 repaired at Ludlum station

Automatic transfer switch replaced at Hospital pump station

## Electric Department

### Statistics

#### Monthly Power Usage:

Maximum usage day = August 3 @ 150.680 Mwh

Minimum usage day = August 21 @ 88.245 Mwh

Peak demand for the month = 7.884 MW August 3, 4:45pm

Monthly total usage = 3,520.882 Mwh

Service calls/call outs = 10

Street light repairs = 12

Customers shut off for nonpayment = 0

Customers turned on for payment = 0

Customers turned on for the season = 0

New Services/Upgrade = 2 new service and 0 service upgrade.

#### Tasks Accomplished:

- ❖ Power went out for half of the Village. Power was restored quickly.
- ❖ Power went out for football field lights. Power was restored.
- ❖ The Micro Grid project is almost completed. The Fire station system is online and has been tested for operation, still working the wastewater system, should be completed early in September.

- ❖ Had to replace a pad mount transformer at Safe Harbor, due to an internal fault.
- ❖ Emcor was on site to replace the faulty VFD control unit for engine #5.
- ❖ Ratsey construction completed the change on the north garage door for the new bucket truck.
- ❖ Repaired and replaced several streetlights throughout the village.
- ❖ Trimmed trees throughout the Village with Road Department.
- ❖ Shop work and truck maintenance.

**Attachments:**

Greenport Meter 08-2024 (PDF)



Total Usage: 3,520,882.000 KWH  
 Peak Demand: 7,884.00 KW  
 Occured On: August 3 2024 16:45  
 Load Factor: 60.02%  
 Date Start: Thursday, August 1, 2024  
 Date End: Saturday, August 31, 2024

Period Ending	KWH
8/1/2024	136,207.00
8/2/2024	146,623.00
8/3/2024	150,680.00
8/4/2024	130,721.00
8/5/2024	132,096.00
8/6/2024	122,911.00
8/7/2024	95,360.00
8/8/2024	94,827.00
8/9/2024	130,215.00
8/10/2024	132,788.00
8/11/2024	115,307.00
8/12/2024	105,996.00
8/13/2024	103,047.00
8/14/2024	110,981.00
8/15/2024	115,927.00
8/16/2024	114,043.00
8/17/2024	109,857.00
8/18/2024	108,751.00
8/19/2024	111,016.00
8/20/2024	93,912.00
8/21/2024	88,245.00
8/22/2024	93,110.00
8/23/2024	101,847.00
8/24/2024	109,274.00
8/25/2024	111,481.00
8/26/2024	108,343.00
8/27/2024	106,888.00
8/28/2024	124,415.00
8/29/2024	104,927.00
8/30/2024	97,441.00
8/31/2024	113,646.00



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## Recreation

# Work Session Report Recreation Department

September 19, 2024

## Mitchell Park Marina/Parks

- ❖ Repairs to Floating Visitor's Dock are to change the dock from floating docks that are old and unsafe to a fixed pier in the off season.
- ❖ The Carousel received repairs to the center ring, horses and pinion sweep supports.
- ❖ Routine maintenance of Mitchell Park includes grounds, restrooms and all marina facilities.
- ❖ The hours of operation for the carousel continue on the summer schedule from 9:00 am - 8:00 pm daily through August.
- ❖ Mitchell Park Marina continues to be sold out on the weekends for both the floating dock and the East Pier.
- ❖ Marina waterways have been too rough. Boat lines and boat damage has occurred due to excessive boat wakes in Greenport Harbor, and lack of marine patrol enforcing no wake zones and speed limits.
- ❖ Fifth Street Beach Pier has received repairs to its decking, along with attention to loose screws.

- ❖ The Mini Railroad continues to be operating Friday through Sunday 11:00 am - 3:00 pm. It's continues to be doing great and has been bringing in much revenue.

Monthly Revenue Reports are attached

## Recreation Center

### Statistics

Attendance:

Summer Day Camp = 75 Campers

- ❖ The last day of Summer Day Camp was August 23<sup>rd</sup>. It was a great year, and the children experienced many interesting and fun events, trips and special programs.
- ❖ The last day of Summer Camp was enjoyed by taking a trip to the mini railroad.
- ❖ The Recreation Center is busy preparing for the upcoming school year. The building was thoroughly sanitized, and the classrooms were decorated and reorganized.

## Campground

### Tasks Accomplished

- ❖ Sites were prepped for new arrivals.
- ❖ Mowing and light landscaping continue.
- ❖ General grounds and maintenance continue daily.
- ❖ Deposits and reservations continue to be taken through August.
- ❖ Cleaned up campground debris after the storm.
- ❖ Site map updated.
- ❖ Started trimming bushes on the North side roadway.
- ❖ Grass was cut and bathrooms were cleaned.

### **Attachments:**

Rec Center Monthly Revenue August 2024 (PDF)



